

244 Belswains Lane  
Nash Mills  
HP3 9XB

David  
**Doyle**  
Sales and Lettings

Price £495,000 Freehold



A very well presented four bedroom family home with accommodation over three floors situated in this popular residential location close to highly regarded schooling, amenities and Apsley Mainline railway station offering excellent links to London Euston.

The property offers well planned accommodation and comprises to the ground floor; a spacious entrance hall with stairs to the first floor and doors to a well proportioned living room and the generous kitchen/breakfast room arranged with white high gloss units, granite work surfaces, integrated appliances, space and plumbing for further white goods and a distinct dining area with an attractive full length window and patio doors opening to the rear garden. To the first floor is a landing with stairs to the second floor and doors to two double bedrooms, bedroom four, currently used as a study and the refitted family bathroom. To the second floor is the fantastic master bedroom suite with quality fitted wardrobes, velux windows, eaves storage and an ensuite shower room.

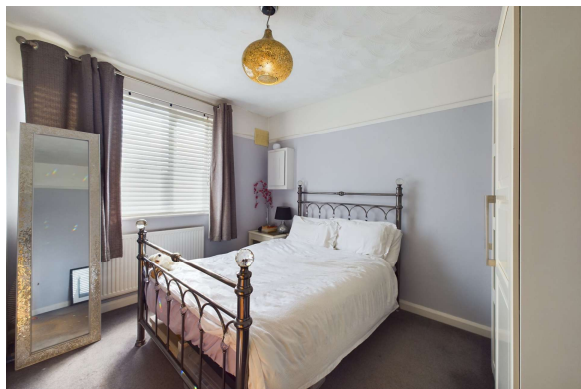
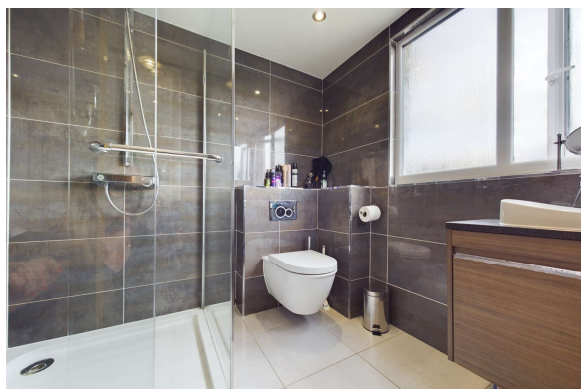
Externally, the rear garden is a particular feature of the property being very generous in size and attractively arranged with a patio seating area, steps down to a large lawn, mature plants and shrubs and fenced boundaries. To the front of the property is a further garden area with walled boundaries, a generous driveway offering excellent off street parking facilities and an electric car charging point. Offered in excellent order throughout and with the benefits of double glazing and gas central heating, this property is a must see.

Four Bedroom Family Home  
 Driveway & Large Rear Garden  
 Arranged Over Three Floors  
 Excellent Condition Throughout  
 Beautiful Master Bedroom & En Suite  
 Popular Nash Mills Situation  
 Close To Schools, Amenities & Travel Links  
 Refitted Kitchen & Bathroom  
**ELECTRIC CAR CHARGING POINT**  
 Viewing Advised  
 Council Tax Band C  
 Freehold



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 244 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9XB

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1928

Council Tax Band C

This year council tax charge £1,600

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking N/A

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.