

3 Oak Close
Nash Mills
HP3 9TU

David
Doyle
Sales and Lettings

Guide Price £485,000 Freehold



A beautifully presented and extended three bedroom family home with a double width driveway situated in this sought after HP3 location close to local shops, schools and amenities. The property has been superbly maintained by the current owners and the internal accommodation comprises an entrance hall with stairs to the first floor and doors to the bright living room with a box bay window with shutters and the beautiful open plan kitchen/dining/family room with distinct dining and family areas, glass lantern roof, bi fold doors to the rear garden and the generous kitchen arranged with attractive wall and base units, space for a range cooker, an integrated dishwasher and coordinating wooden work surfaces. Accessed from the dining area is a very useful side passage providing storage facilities and a very useful utility room with space and plumbing for white goods, quartz work surfaces and separate WC. The first floor boasts a landing with loft access and doors to three bedroom, the master of exceptional size and the refitted family bathroom arranged with a white suite and chrome fittings. Externally the property has a lovely south facing garden arranged with patio seating areas, a lawn, colourful plants and shrubs and a garden room with light and power. To the front of the property is a double width driveway offering excellent off street parking facilities. Offered in excellent condition throughout, an internal viewing is highly recommended to appreciate this lovely family home.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Fantastic Open Plan Living Space

Separate Living Room With Box Bay Window and Shutters

Sunny Rear Garden

Lovely Utility Room And Ground Floor WC

Impressive Master Bedroom With Fitted Wardrobes

Garden Room/Studio

Refitted First Floor Bathroom

Gas Central Heating

Double Width Driveway

Viewing Advised

Council Tax Band D

Freehold



Approximate net internal area: 1309.9 ft² / 121.69 m²

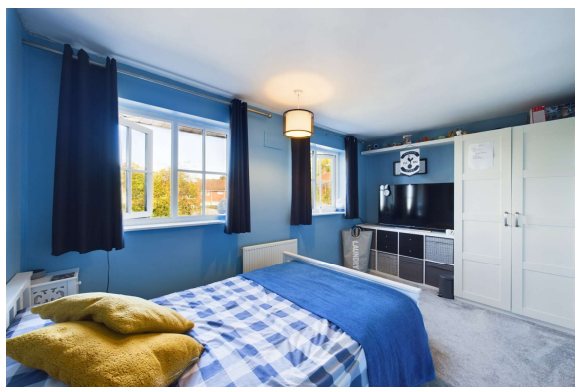
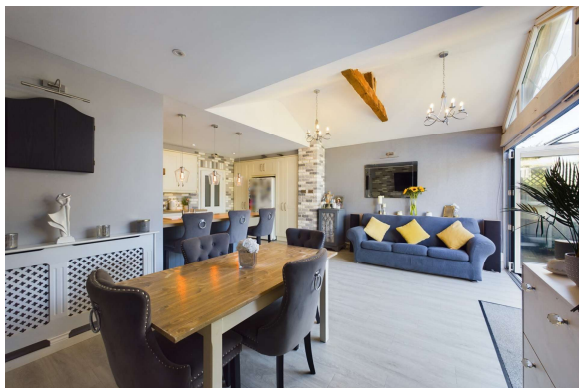
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

3 Oak Close, Hemel Hempstead, Hertfordshire, HP3 9TU

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?	1950
Council Tax Band	C
This year council tax charge	£1.929.58
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 to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
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

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