

237 Belswains Lane

Nash Mills

HP3 9XE

Guide Price £550,000 Freehold

David  
**Doyle**  
Sales and Lettings



A Rarely Available Three Bedroom Semi Detached Family Home with a generous Driveway and detached Garage situated in this popular HP3 location close to excellent amenities including walking distance to Apsley Mainline Train Station and highly regarded schooling. Offered to the Sales Market in good order having been updated by the current owner yet offering excellent scope to extend subject to the necessary planning consents. The accommodation to the ground floor comprises a hallway with stairs leading to the first floor and doors to the spacious dual aspect Living/Dining Room with stripped wide plank wooden flooring, bespoke fitted storage, fireplaces, one with a log burner and one multi fuel, a box bay window with shutters offering views to the front aspect and patio doors opening to the rear garden. Also accessed from the hallway is the fitted kitchen arranged with wall and base units, coordinating work surfaces, an integrated oven and hob and space and plumbing for white goods. To the first floor is a spacious landing with loft access and doors to three good sized bedrooms, all of which with fitted shutters and two being generous doubles, both with fitted wardrobes. Finishing the accommodation is the family bathroom fitted in a white suite with chrome fittings. Externally, a particular feature of the property is the rear garden which is of magnificent size, approaching 120ft, private and well arranged with a decked seating area leading to lawn with mature trees, plants and shrubs, a shed to the gardens end, fenced boundaries and gated side access to the front of the property offering a Driveway providing Off street Parking and a detached Garage. With benefits including mostly triple `Passive House` standard glazing and external wall insulation to front, we highly recommend an internal viewing.

Nash Mills is a favoured residential area with excellent local schooling and a good selection of shops and other amenities. For the commuter, Apsley and Kings Langley benefit from mainline railway stations to London Euston, whilst the Grand Union Canal and Apsley Marina are close at hand.

A Three bedroom Semi Detached Family Home

Generous Gardens Approaching 120 Ft

Detached Garage And Driveway

Excellent Extension Possibilities

Shutters & Bespoke Storage Throughout

Mostly Triple `Passive House` Standard Glazing

External Wall Insulation To Front

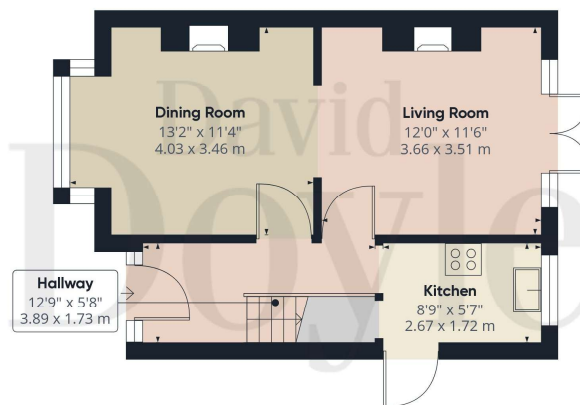
Popular Nash Mills Location

Schools, Amenities & Apsley Railway Station Close At Hand

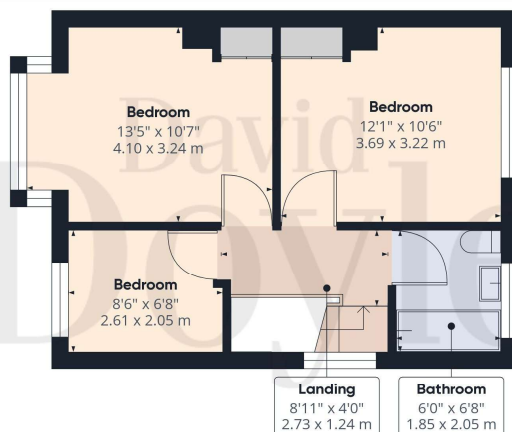
Viewing Advised

Council Tax Band D

Freehold



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
787.06 ft<sup>2</sup>  
73.12 m<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 





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

## 237 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9XE

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?	1930
Council Tax Band	D
This year council tax charge	2197
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	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
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
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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