

42 Langley Avenue, Nash Mills,
Hemel Hempstead,
Hertfordshire, HP3 9NS

David
Doyle
Sales and Lettings

Guide Price £585,000 Freehold



This beautifully presented, extended and much improved 3 bedroom semi detached family home with a garage and driveway offers spacious and flexible accommodation, while being conveniently located for local shops, schools, amenities and Apsley main line station.

The ground floor features impressive open plan living with a luxuriously fitted kitchen dining sitting room with Velux windows and bi fold doors that offer seamless access out to the rear gardens. This is a fantastic area for entertaining and benefits from wide plank engineered 'Oak' flooring and opens on to the living room that benefits from a feature real flame effect gas fire. The ground floor is completed by a study / bedroom 4, utility room, welcoming entrance hall and a useful guest cloak room. The kitchen has been fitted to a high standard and includes a range of wall and floor mounted units, a range of integrated NEFF appliances including a dishwasher, oven / grill, combination microwave oven, and induction hob with an extractor hood over and an Island units with a breakfast bar area for informal dining.

The first floor continues to impress with 3 good sized bedrooms and a family bathroom. The primary bedroom benefits from an ensuite shower room while the family bathroom is fitted in a modern style in white with chrome fittings.

The rear garden is pleasantly private and landscaped with outside entertaining in mind with a generous patio seating area, herbaceous borders, fenced boundaries, feature lighting, brick built BBQ, security light and a very useful Summer House with power, lighting and network cabling.

To the front of the property is a brick block driveway that offers excellent off road parking and a detached garage with an electric garage door, power and lighting.

This property also benefits from a water softener, double glazing and gas heating to radiators. Being beautifully presented throughout early viewing is highly recommended.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Nearby `Apsley village` has a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

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.

Beautifully presented and extended 3 bedroom semi detached family home

Spacious and flexible accommodation with open plan living

Impressive dining kitchen sitting room with a vaulted ceiling, Velux windows and bi fold doors

Separate living room with a feature fireplace

Study / bedroom 4

Utility room. Guest cloak room

Ensuite to the primary bedroom

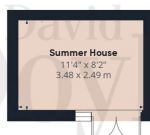
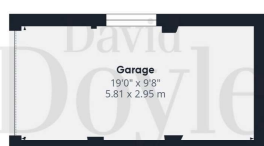
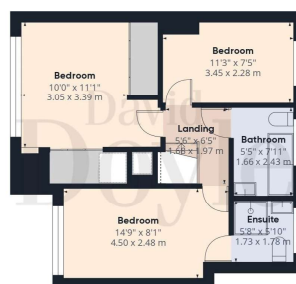
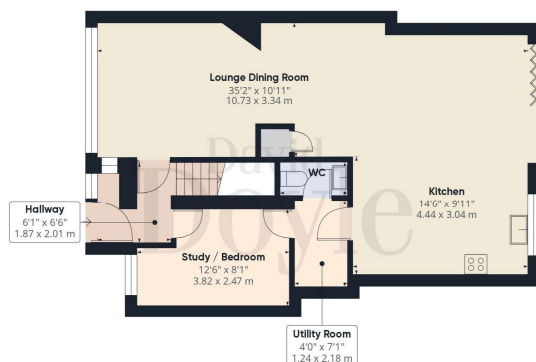
First floor family bathroom

Rear garden with Summer House

Driveway and a detached garage

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

1468.42 ft²

136.42 m²

(1) Excluding balconies and terraces

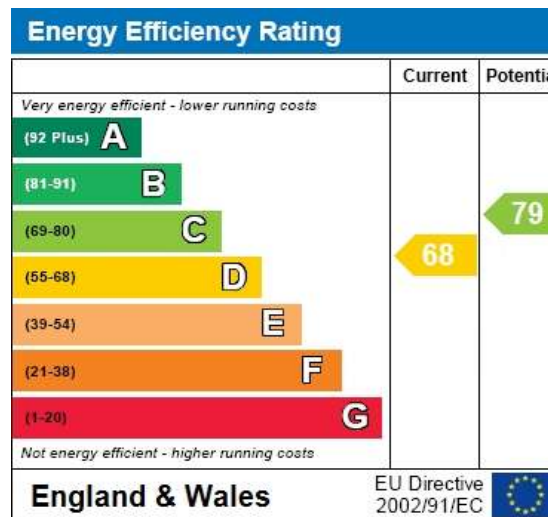
Reduced headroom
----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

42 Langley Avenue, Nash Mills, Hemel Hempstead, Hertfordshire, HP3 9NS

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? 1952

Council Tax Band C

This year council tax charge 1925.37

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 property FTTP

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

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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