



Belmont Road, Hemel Hempstead

Guide Price **£675,000**

proffitt
& holt





Belmont Road

Hemel Hempstead



Proffitt and Holt are delighted to offer to the market this well presented and rarely available three bedroom detached family home, located in the highly sought after and very convenient area of Nash Mills, Hemel Hempstead, bordering Apsley and the nearby village of Kings Langley.

The property boasts a wealth of nearby transport links including the M1, M25, A41 and Apsley train station, as well as being within close proximity to Apsley Lock Marina (both of which are within walking distance) with a range of local amenities and highly regarded local restaurants and pubs with picturesque views over the Marina itself.

Internally, this attractive and double fronted period property has been tastefully modernised by the current vendors, and the internal accommodation comprises entrance hall, living room, downstairs WC, and a generous and re fitted kitchen/dining room (with underfloor heating) to the ground floor. To the first floor there are three well proportioned bedrooms and tastefully re fitted and luxury bathroom suite.

Externally, the property excels with ample parking available to the front (with EV charging point) and to the rear, the garden is a real 'must see'. Offering a generous and covered patio area complete with outdoor kitchen and BBQ with a spacious seating area - ideal for entertaining. The beautifully landscaped garden offers excellent privacy and a range of mature planting, whilst being mainly laid to lawn with the additional benefit of a utility/store room and a fully powered home office (also with underfloor heating) - ideal for those wishing to work from home.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.



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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. 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.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Three Bedrooms
- Detached
- Sought After Location
- Nash Mills
- Driveway Parking
- Outside Kitchen Area
- Well Presented Throughout
- Close to a Host of Nearby Transport Links
- Near to Apsley Station
- Walking Distance to The Marina





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

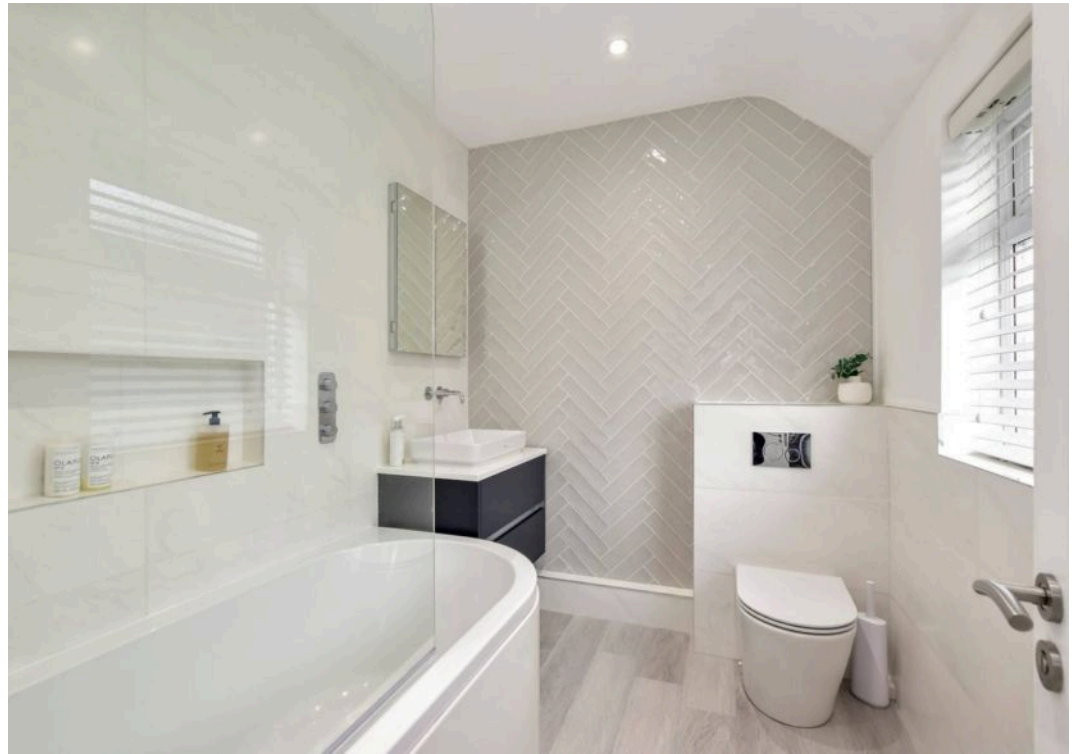
Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











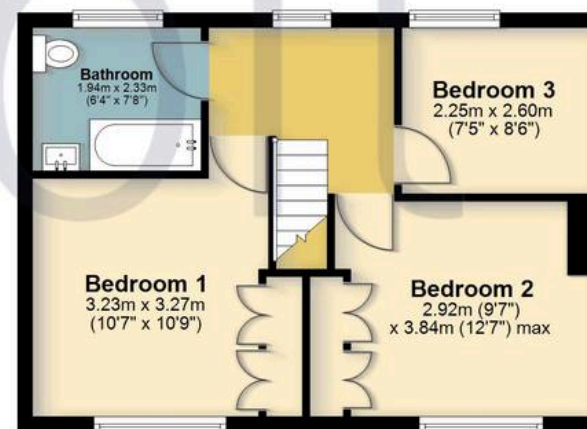
Ground Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 113.9 sq. metres (1225.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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