



Georgewood Road, Hemel Hempstead  
£645,000

proffitt  
& holt







## Georgewood Road

Hemel Hempstead

Being sold with no upper chain is this spacious, extended 4 bedroom family home. Situated on a popular residential street, within walking distance of Apsley Train Station and close to Nash Mills, Chambersbury and Kings Langley Primary Schools, as well as Longdean and Kings Langley secondary schools.

Offering flowing living accommodation which consists of a welcoming entrance hall with guest W/C and coat cupboard, large open-plan living and dining room with traditional bay window to the front and a kitchen-diner with shaker style units and sliding doors leading out to the garden. Additionally, there is a large conservatory overlooking the garden and a small utility room for added convenience. To the first floor are four comfortable bedrooms and a family bathroom. The main bedroom benefits from a range of fitted wardrobes and an en-suite shower room.

Externally, the property excels, with a lovely South-facing rear garden which is made up of a neat lawn, decking area and multiple patios designed to make the most of the Sun. There are also 2 wooden sheds, a fully insulated home office and rear access to the garage/workshop. Side access takes you to the front of the house where there is a driveway for multiple vehicles.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Georgewood Road

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The historic area of Nash Mills provides excellent facilities including access to excellent local schools, the Grand Union canal and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter nearby Apsley mainline station provides a service to London (Euston approx. 30 mins), Junction 20 of the M25 and Junction 8 of the M1 are approximately 2 miles distant.

- No Upper Chain
- 4 Bedrooms - En-Suite Shower To Master Bedroom
- Kitchen-Diner
- Double Storey Extension
- Driveway Plus Garage
- Workshop And Garden Office
- Attractive South-Facing Rear Garden With 2 Sheds
- Downstairs WC







*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.





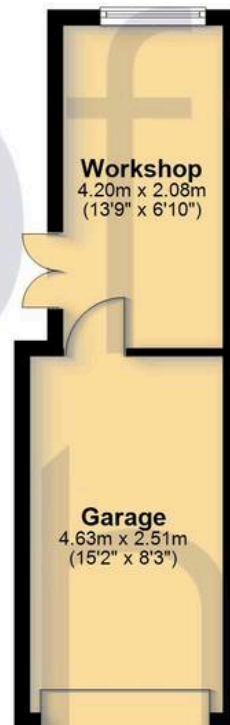






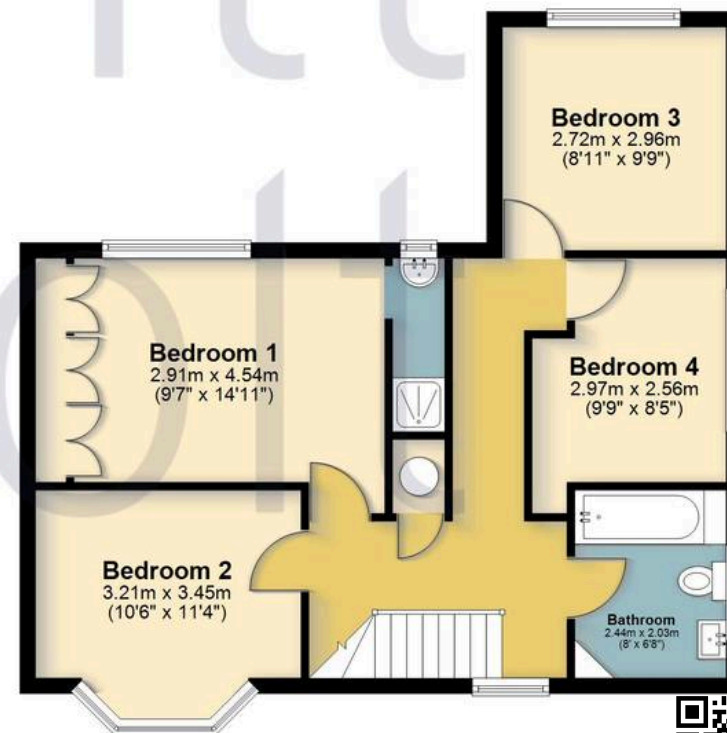
## Ground Floor

Approx. 104.2 sq. metres (1121.8 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 162.5 sq. metres (1748.8 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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