





**Offers in Excess of  
£650,000**

We are delighted to offer for sale this superbly presented detached family home in this highly sought after Nash Mills location, just a short walk from Apsley station. Boasting flexible living accommodation that includes a lovely lounge, a spacious open plan kitchen dining room, study/bedroom four, a downstairs cloakroom, utility and boot room. With delightful westerly facing gardens and driveway parking for several vehicles. All within easy reach of local shops and popular schools.

# Property Description

## Entrance

UPVC double glazed front door with double glazed side panels set within a recessed storm porch opens to the entrance hall.

## Entrance Hall

Stairs to the first floor, under stairs storage cupboard, further cupboard with Ideal Logic combination gas boiler, radiator, tiled flooring throughout the ground floor.

## Lounge

With double glazed bow window to the front, feature fireplace with inset living flame gas fire, TV point, radiator, coving to the ceiling, tiled flooring.

## Boot Room

With built in bench seating and storage cupboards, double glazed window to the rear, stable door leading to the side.

## Kitchen

Fitted with a range of base and eye level storage units with solid wood work surface areas, inset enamel single drainer sink unit with mixer tap, integrated fridge and Samsung microwave. Recess space for range cooker with extractor hood over, wall hung radiator, tiled flooring with under floor heating.

## Conservator Dining Room

With UPVC double glazed windows and doors to the rear garden, two radiators, tiled flooring, wall light points.

## Utility Room

Storage cupboards with work surface areas and inset sink unit, plumbing and space for dishwasher, cupboards housing washing machine and tumble dryer, double glazed window to the rear, radiator, recessed spot lighting, extractor fan.

## Study / Bedroom Four

Double glazed window to the front, recessed spot lighting, wall hung radiator, tiled flooring.

## Cloakroom

Comprising a low level WC, wash hand basin, double glazed window to the side, extractor fan, heated chrome towel rail, tiled flooring with under floor heating, recessed spot lighting.

## First Floor Landing

Stairs to the first floor, double glazed window to the side, access to the loft, storage cupboard, radiator.

## Bedroom One

Double glazed window to the front, radiator.

## Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

## Bedroom Three

Double glazed window to the front, radiator.

## Family Bathroom

A luxury three piece suite comprising a low level WC, wall hung wash hand basin with mixer tap and storage below, bath with central mixer tap, hand held shower attachment with fixed rainfall shower head, tiled surrounds and flooring with under floor heating, double glazed window to the rear, extractor fan and recessed spot lighting, heated chrome towel rail.

## Outside

### Driveway

Block paved driveway providing off road parking for two vehicles, outside lights.

### Rear Garden

A feature of the property is the fully enclosed Westerly facing rear garden, extending to approximately 70 feet in depth and being both fully enclosed and private. With a paved area to the immediate rear leading to a generous sized lawn area, established well stocked surrounding borders, further decked seating area at the foot of the garden, outside cold water tap, power points and lights, gated side access.

### Home office / Studio

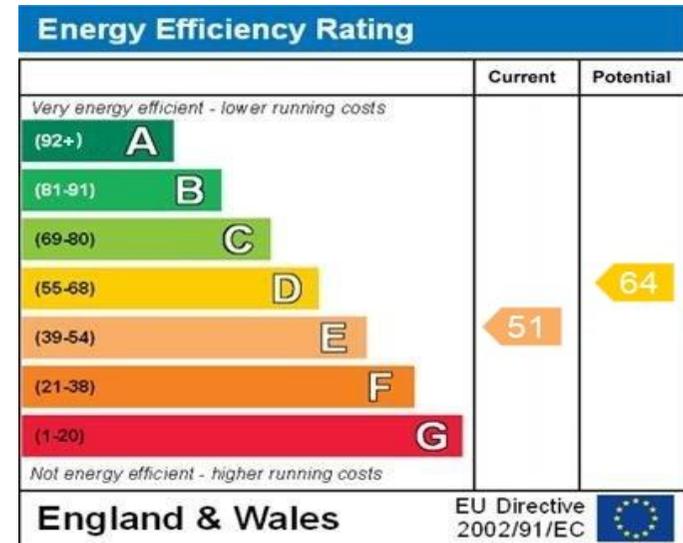
With double glazed door and window, power and lighting.



BELMONT ROAD, HEMEL HEMPSTEAD HP3 9NU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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