



## Belmont Road, Nash Mills, Hemel Hempstead, HP3 9NY

### Offers In Excess Of £650,000

Located in highly sought after Nash Mills is this extended detached house offered in excellent decorative order throughout. Boasting three bedrooms, 20'3 x 17'11 modern fitted kitchen/diner with Quartz worktops and Bi Fold doors to garden, utility room, office, gas central heating, double glazing, downstairs cloakroom, off road parking and garage. Situated within easy reach of Apsley train station, Hemel Hempstead town centre with all of its shops, restaurants, travel facilities and the M1, M25 and A41 road links.

### Entrance Hall

Front door, solid wood flooring, two radiators, two double glazed windows and under stairs cupboard.

### Living Room 12'5 x 12'2 (3.78m x 3.71m)



Double glazed bay window, radiator, solid wood flooring, TV point and wood burner.

### Kitchen/Diner 20'3 x 17'11 (6.17m x 5.46m)



Modern fitted kitchen with wall and base units and Quartz work surfaces to compliment, sink with mixer taps, two electric ovens, under floor heating, gas hob with cooker hood over, integrated fridge freezer, wine fridge, island, double glazed bi fold doors and under floor heating.

### Utility Room 8'4 x 4'11 (2.54m x 1.50m)

Double glazed window, sink with mixer taps, plumbing for washing machine and double glazed door to garden.

### Office 12'2' x 8'4 (3.71m x 2.54m)



Sky light window and radiator

### Downstairs Cloakroom



Low level wc with hidden cistern, wash hand basin with mixer taps and vanity unit, tiled splashbacks and heated towel rail.

### Landing

Double glazed window.

### Bedroom One 12'5 x 12'0 (3.78m x 3.66m)



Double glazed window, coving and radiator.

### Bedroom Two 12'0 x 10'5 (3.66m x 3.18m)



Double glazed window, coving and radiator.

### Bedroom Three 8'9 x 6'11 (2.67m x 2.11m)



Double glazed window, coving and radiator.

### Bathroom



Double glazed window, panelled bath with mixer taps and shower over, low level wc with hidden cistern, wash hand basin, tiled walls and flooring and heated towel rail.

### Front Garden

Paved for off road parking.

### Rear Garden



Laid to lawn with flower and shrub borders and patio area.

### Garage

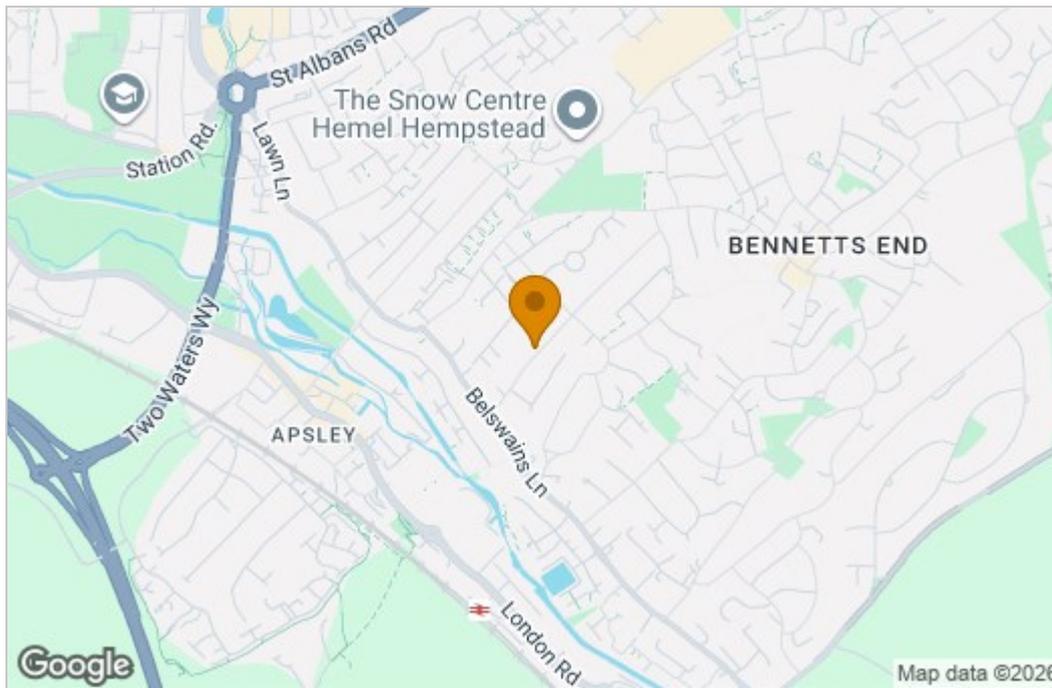
# Floor Plan



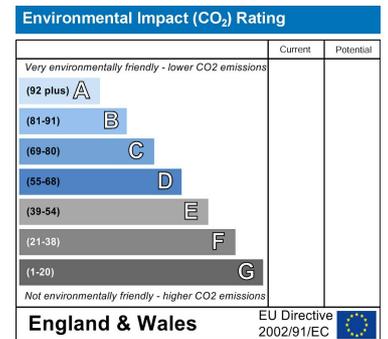
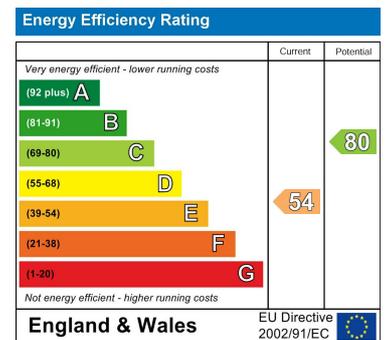
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# Area Map



# Energy Efficiency Graph



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