





£450,000

Offered with no upper chain, this superbly presented three bedroom family home is located within the highly sought after Nash Mills Wharf development and briefly comprises a spacious lounge dining room, fitted kitchen breakfast room with built in appliances, a downstairs cloakroom, and luxury family bathroom, with lovely enclosed westerly facing gardens and allocated parking. All located within walking distance to Apsley station.

Property Description

Entrance Hall

Front door opens to the entrance hall, stairs to the first floor, radiator.

Cloakroom

With a low level WC, wash hand basin, tiled surrounds, radiator, double glazed window to the front.

Lounge/Diner

Double glazed doors to the rear garden, two radiators, TV point, understairs storage cupboard.

Kitchen/Breakfast Room

Fitted with a range of base and eye level storage units, work surface areas, single drainer sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing and space for washing machine, integrated dish washer and fridge freezer, tiled surrounds, recessed spot lights, radiator.

Landing

Stairs to the first floor, access to the loft, door to cupboard housing gas boiler.

Bedroom One

Double glazed window, radiator, built in wardrobes with mirrored fronts, TV point.

Bedroom Two

Large double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

A three piece suite comprising a low level WC wash hand basin, bath with shower over, double glazed window radiator, tiled surrounds, extractor fan.

Outside

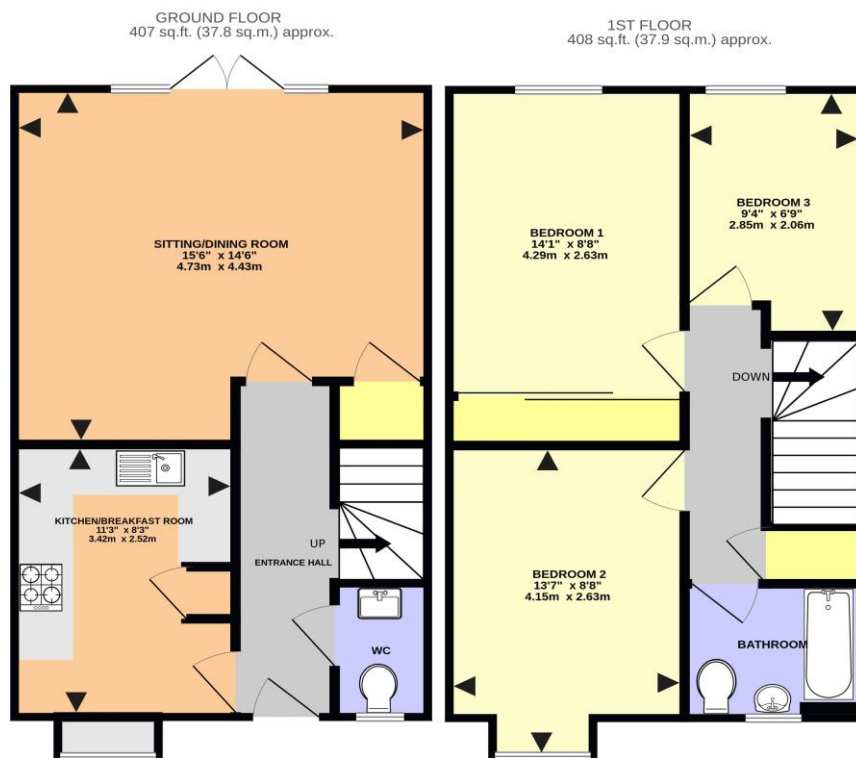
Rear Garden

A fully enclosed rear garden with paved area to the immediate rear, laid mainly to lawn with surrounding borders, gated rear access to car parking area.

Parking

Allocated parking space to the rear of the property.





FRANCIS MEWS, HEMEL HEMPSTEAD HP3 9GR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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