

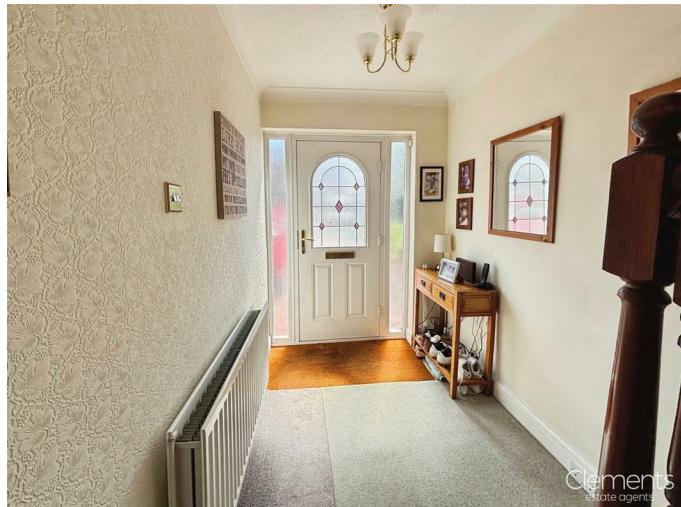


## Hobbs Hill Road, Hemel Hempstead, HP3 9QA

### Offers In Excess Of £460,000

Situated in highly sought after Nash Mills is this extended terraced family home. Boasting three bedrooms, 24'7 living room, 15'9 kitchen/diner, gas central heating, double glazing, loft room and off road parking for two cars. Located within easy reach of Apsley Station, Apsley Lock with its local shops, restaurants, coffee shop, pub and the M1, M25 and A41 road links.

## Entrance Hall



Double glazed front door, coving and radiator.

## Living Room 24'7 max x 17'2 max (7.49m max x 5.23m max)



Double glazed bay window, coving, dado rail, gas effect fire place, under stairs storage cupboard and two radiators.

## Kitchen/Diner 15'9 x 11'4 (4.80m x 3.45m)



Fitted kitchen with wall and base units and work surfaces to compliment, gas hob with cooker hood over, gas oven, 1 1/2 bowl sink with drainer, coving, breakfast bar, radiator, double glazed window and double glazed sliding patio doors to garden.

## Landing



Spiral staircase to loft room.

**Bedroom One 13'6 into bay x 11'0 (4.11m into bay x 3.35m)**



Double glazed bay window, coving, radiator and fitted wardrobes.

**Bedroom Two 11'4 x 8'8 to robes (3.45m x 2.64m to robes)**



Double glazed window, coving, radiator and fitted wardrobes.

**Bedroom Three 7'9 x 6'0 (2.36m x 1.83m)**



Double glazed window, coving and radiator.

**Bathroom**



Double glazed window, panelled bath with mixer taps and shower attachment. electric shower, fully tiled, pedestal wash hand basin, low level wc and radiator.

### Loft Room 17'0 max x 9'7 (5.18m max x 2.92m)



Eves storage and double glazed velux window.

### Front Garden

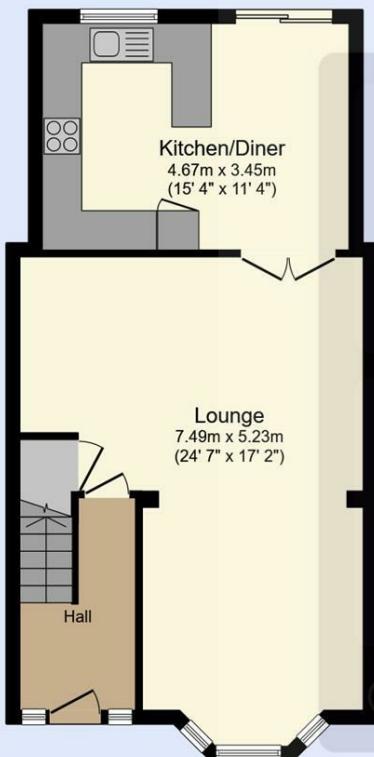
Paved for off road parking.

### Rear Garden

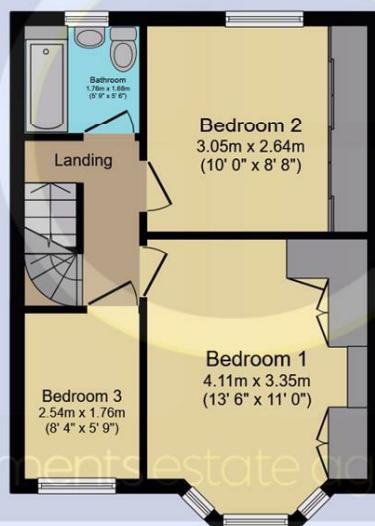


Laid to lawn with flower and shrub boarders, patio area and shed with power and outside tap.

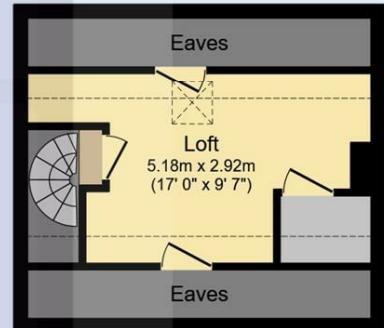
## Floor Plan



Ground Floor



First Floor

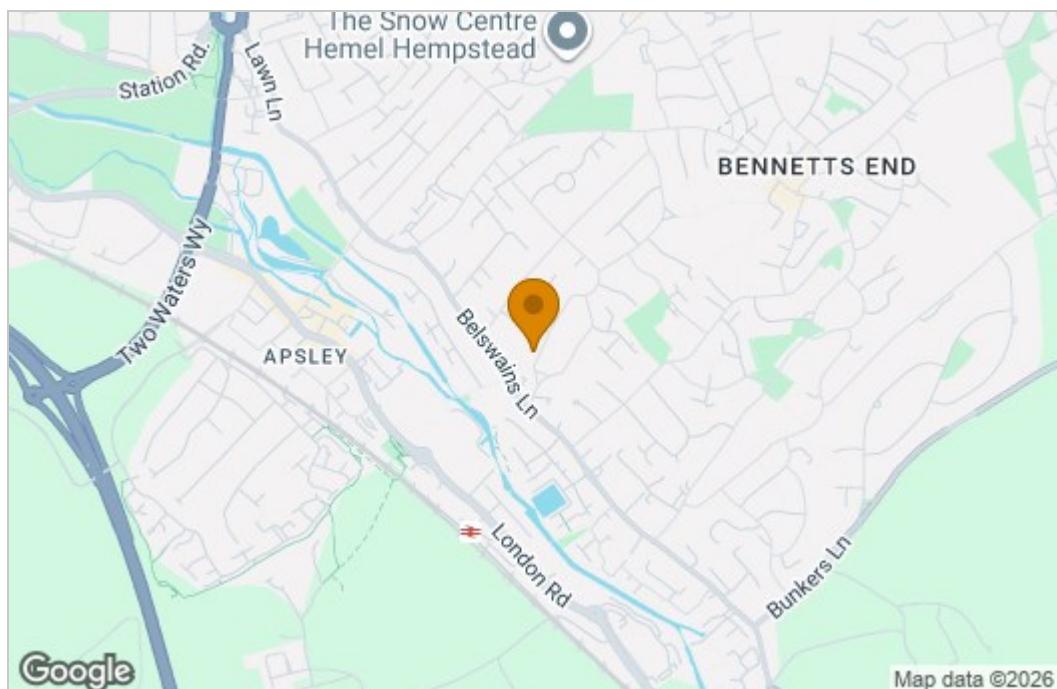


Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

