



Hyde Lane, Nash Mills  
£675,000

proffitt  
& holt





## Hyde Lane

Nash Mills, Hemel Hempstead

A brilliantly extended and beautifully presented three bedroom semi-detached home, perfectly blending classic 1930s charm with thoughtful modern enhancements. Situated in a semi-rural location, this property offers the best of both worlds, being within easy reach of local amenities and just a stones throw from beautiful country walks.

Upon entering, you are welcomed by a spacious hallway that leads into the heart of the home - a stunning open-plan kitchen and living area, thoughtfully extended to create a versatile space ideal for both entertaining and family life. The kitchen itself is finished to a high standard, featuring traditional cabinetry, large island unit, quality integrated appliances and ample workspace, all seamlessly connected to a generous living and dining area. Natural light floods the space via the 3 ceiling lanterns and bi-fold doors, which connect you to the rear garden. The ground floor also benefits from a convenient downstairs WC and a cleverly concealed utility room, providing practical solutions for busy households while maintaining the property's sleek aesthetic. Upstairs, you will find three bedrooms, each tastefully decorated and offering comfortable accommodation for family members or guests. Both the first and second bedrooms are particularly spacious, with room for a full range of wardrobes and additional furnishings, while the remaining bedroom provides flexibility for use as a children's room, a guest room, or a home office. The bedrooms are all serviced by a family bathroom. Externally, the South-facing rear garden is a wonderful space, measuring approximately 100ft in length. Made up of a generous patio area that flows out from the house and a large lawn, it's perfectly suited for entertaining and for family life. To the front of the house there is a driveway with ample parking for multiple vehicles and a useful garage store, ideal for additional storage or hobby space. Throughout the home the décor is tasteful and inviting, allowing new owners to move straight in or personalise to their own taste.

This property truly stands out for its combination of traditional character, modern convenience, and exceptional presentation. Additionally, there is the option for further extension should you ever require more space (STPP).



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Nash Mills, Hemel Hempstead



Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points. Nearby 'Apsley village' is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the rail commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.



- Extended Open-Plan Kitchen/Living
- Large South-Facing Garden
- Downstairs WC And Hidden Utility Room
- Tastefully Decorated
- Semi Rural Location
- Traditional 1930's Semi-Detached Home
- Driveway For Multiple Vehicles
- Garage Store
- Further Potential To Extend (STPP)



## General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: E

Tenure: Freehold

## Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

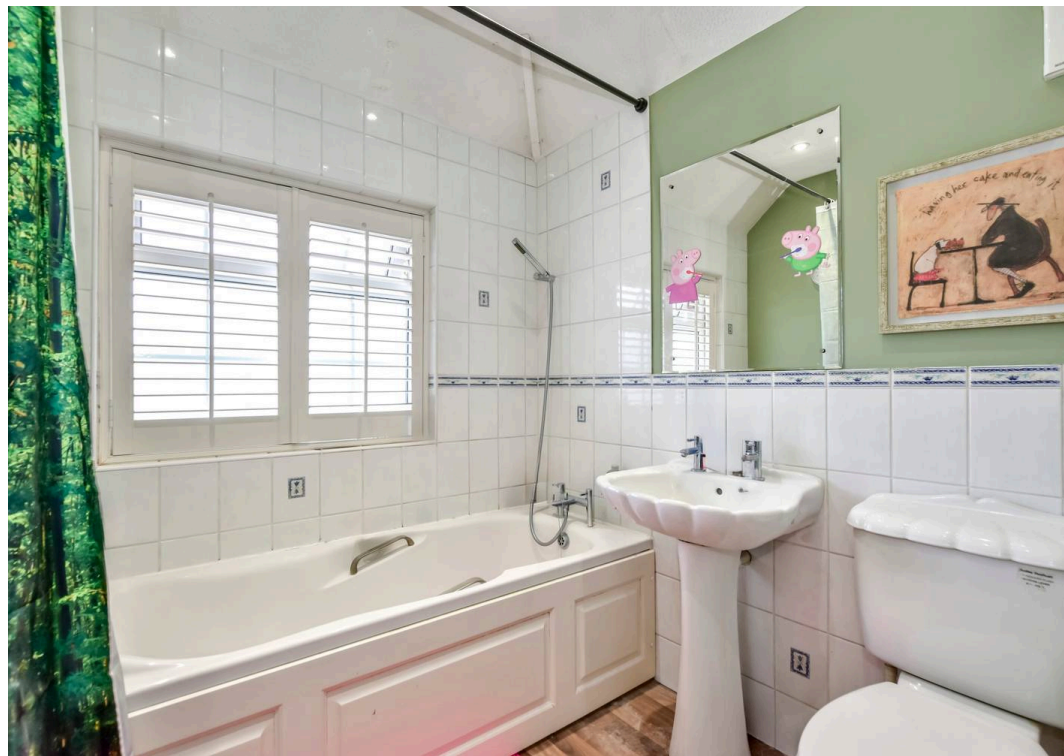
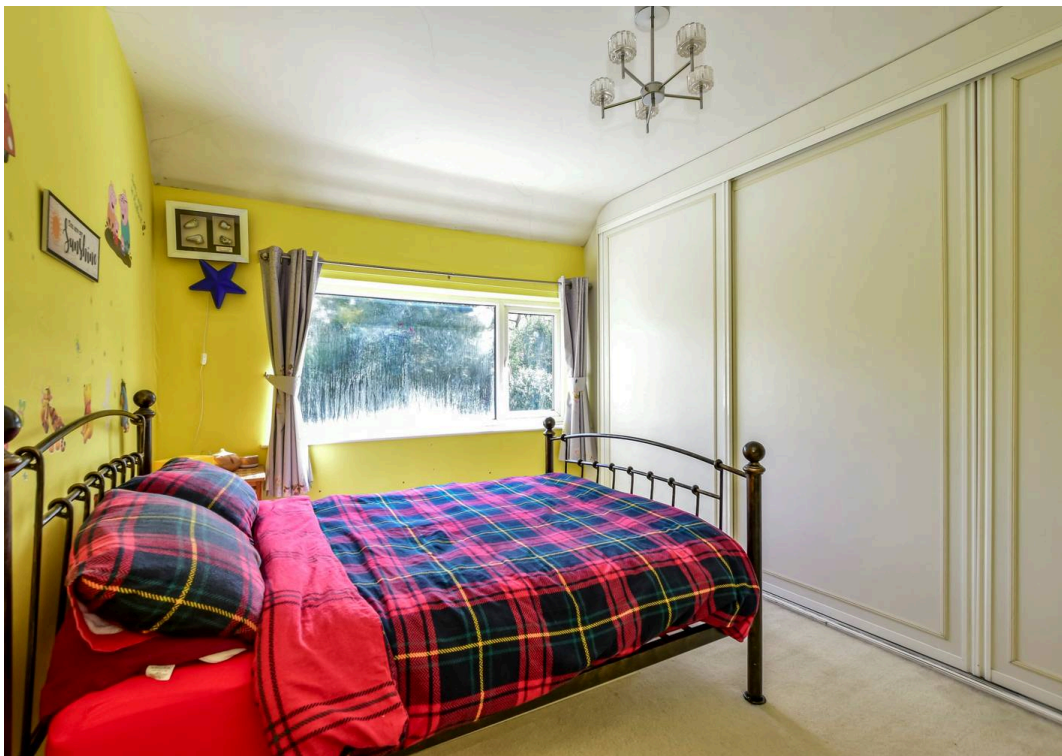
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

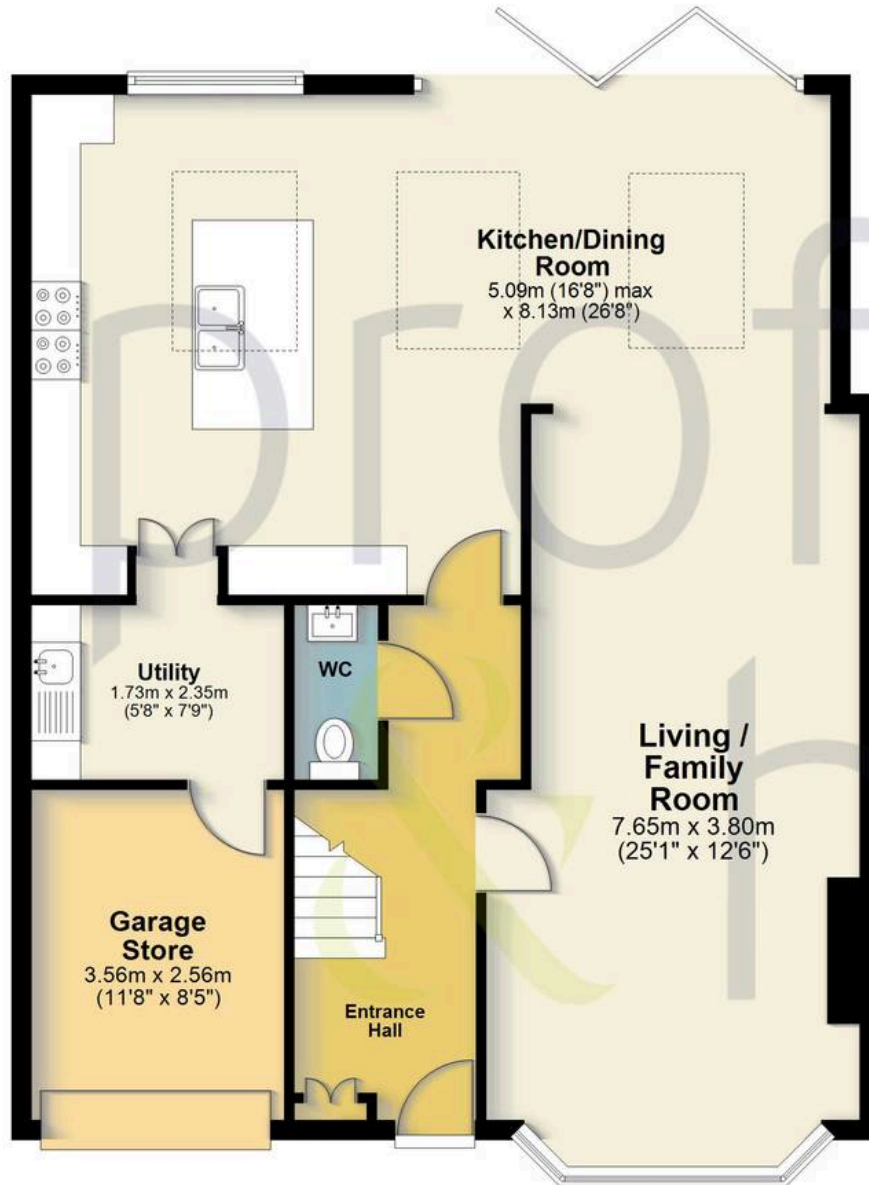






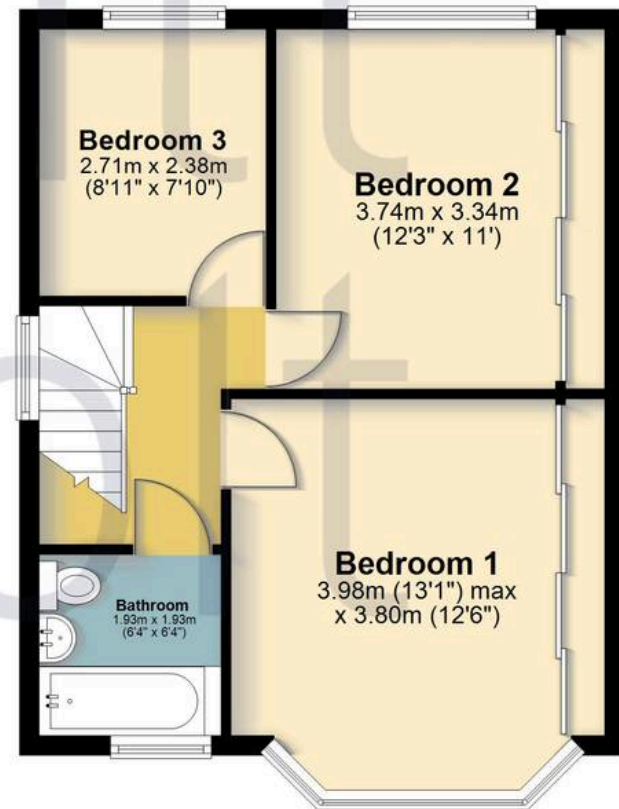
## Ground Floor

Approx. 77.3 sq. metres (831.6 sq. feet)  
(excluding Entrance Hall)



## First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 120.1 sq. metres (1292.3 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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