

51 Hobbs Hill Road
Nash Mills
HP3 9QB

David
Doyle
Sales and Lettings

Offers in Excess of £525,000 Freehold



An excellent four bedroom family home with a generous garden and driveway situated in this popular Nash Mills location close to excellent amenities, highly regarded schooling and Apsley Mainline Railway Station offering links to London Euston. The property has been extended and updated by the current owners and the accommodation comprises a spacious entrance hall with stairs to the first floor and doors to a sitting room/bedroom four, a bright living room with an attractive log burner and patio doors to the rear garden, guest WC and the impressive extended kitchen/breakfast room arranged with an extensive range of wall and base units, a breakfast bar, coordinating wood effect work surfaces, a built in oven and hob, space and plumbing for white goods and a distinct dining area with bi fold doors opening to the garden. Also accessed from the kitchen is a covered walkway leading to the front of the property. To the first floor is a spacious landing with loft access, doors to three double bedrooms and the family bathroom arranged with a white suite and chrome fittings. Externally, the rear garden is particularly generous in size and arranged with an attractive decked seating area otherwise laid to lawn with patio areas, mature plants and shrubs, fenced boundaries and a shed to the gardens end. To the front of the property is a large brick blocked driveway providing off street parking facilities for multiple vehicles. With benefits including Gas central heating, double glazing and tasteful decor throughout, an internal viewing of this excellent property comes highly recommended.

Four Bedroom Family Home

Generous Driveway

Extended Kitchen/Breakfast Room with Bi Fold Doors

Tasteful Decor Throughout

Popular Nash Mills Situation

Close To Amenities & Good Schools

Accessible To Apsley Station

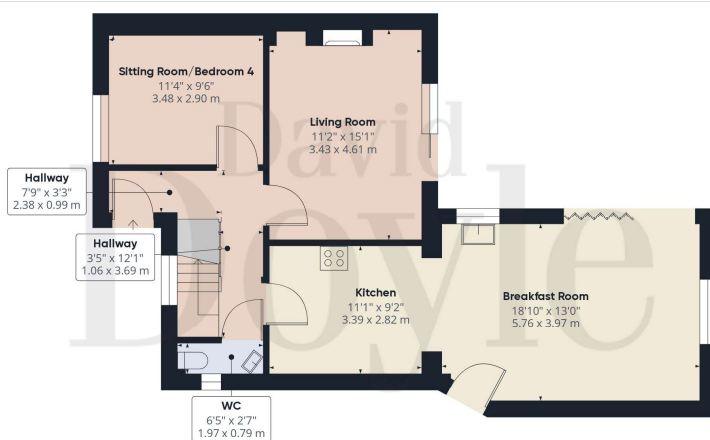
Large Garden With Decked Seating Area

Scope To Further Extend (STNPC)

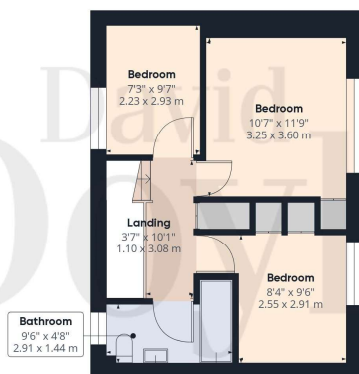
Viewing Much Advised

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1



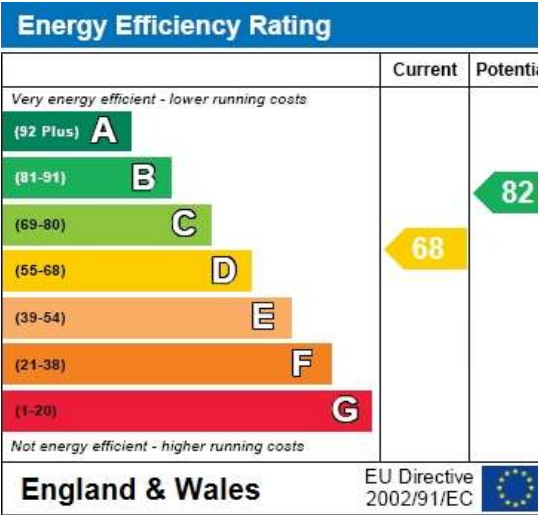
Approximate total area[®]
1149.81 ft²
106.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

51 Hobbs Hill Road, Hemel Hempstead, Hertfordshire, HP3 9QB

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1950's
Council Tax Band	C
This year council tax charge	£1925.37
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	Nil
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property is a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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