

**11 Lower Barn, Nash Mills,
Hemel Hempstead,
Hertfordshire, HP3 9QL**

David
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Sales and Lettings

Price £525,000 Freehold



This extended home features 3 double bedrooms and convenient parking, the house has been tastefully extended, creating a stunning open plan kitchen, dining, and family room with impressive patio doors that open to the rear garden. The luxurious kitchen is fitted with shaker style units, integrated appliances, underfloor heating, an island unit, and coordinated Quartz work surfaces. The extension also includes a practical utility room and a guest cloakroom. The ground floor also comprises a separate living room, a useful porch, and a welcoming entrance hall with stairs leading to the first floor. Upstairs, there are three double bedrooms and a recently renovated family bathroom.

Outside, the property boasts a full width brick block driveway providing excellent off road parking to the front. The rear garden is pleasantly private and landscaped with patio seating areas, a lawn, herbaceous borders, two storage sheds, and a greenhouse. This property is situated in a sought after residential area, conveniently located to local schools, shops, amenities, and Apsley mainline station with direct links to London Euston. Additional features include a useful side passage, double glazing, and gas heating. Viewing is highly recommended for this well appointed modern home.

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.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended 3 double bedroom family home located in this sought after location

Impressive open plan kitchen dining family room with underfloor heating

Living room

Utility room

Guest cloak room

First floor family bathroom

Pleasantly private rear garden

Driveway

Side passage

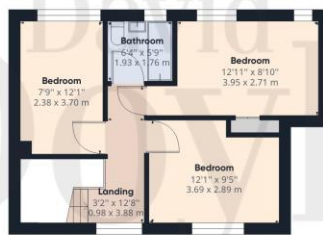
Viewing is a MUST

Council Tax Unknown

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1176.70 ft²
109.32 m²

Reduced headroom

11.62 ft²
1.08 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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