

62b Belmont Road, Nash Mills,
Hemel Hempstead,
Hertfordshire. HP3 9NU

Guide Price £600,000 Freehold

David
Doyle
Sales and Lettings



This extended and well presented 3 double bedroom semi detached family home offers impressive open plan living with bi fold doors that open on to the rear garden and offers further scope to extended STNCs and planning permission has been granted for the construction of a two-storey front extension, loft conversion to accommodate a fourth bedroom with ensuite WC, and the option to convert the garage into a dining room or fifth bedroom. Being located in this highly sought after road in the popular area of Nash Mills viewing is highly recommended.

The ground floor features the impressive open plan lounge dining room with bi fold doors and a part vaulted ceiling with solar powered Velux windows, a fitted kitchen, downstairs shower room and a welcoming entrance hall with stairs leading to the first floor and a large understairs storage cupboard. The kitchen is fitted with a range of wall and floor mounted units comprising both cupboards, drawers and colour coordinated work surfaces.

The first floor offers 3 good sized bedrooms and a family bathroom all accessed via the first floor landing. The bathroom is fitted in white with chrome fittings and comprises a p shaped bath with a shower over, a vanity unit with a wash hand basin and storage drawers under, a low level WC, colour coordinated work surfaces and a chrome heated towel rail.

To the front of the property is a driveway that offers excellent off road parking facilities, access to the garage and gated side access to the rear garden. The garage benefits from power, lighting and a personal door to the entrance hall.

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn, fenced boundaries and a garden office / gym located at the gardens end. The garden office / gym offers flexibility of use and also offers a storage space to one side.

Viewing is highly recommended.

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.

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 and well presented 3 double bedroom semi detached family home

Impressive open plan lounge dining room with bi fold doors

Fitted kitchen

Downstairs shower room

First floor family bathroom

Garage

Driveway

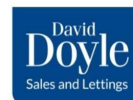
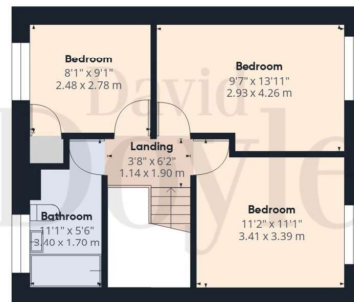
Pleasantly private rear garden

Garden office / gym

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Approximate total area^m

1395 ft²

129.7 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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

62b Belmont Road, Nash Mills, Hemel Hempstead, Hertfordshire, HP3 9NU

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?	1999
Council Tax Band	D
This year council tax charge	£2302.68
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Timber frame
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	none

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 in 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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.