

# David Doyle

 **MAYFAIR**  
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**169 Belswains Lane  
Nash Mills  
Hemel Hempstead  
HP3 9XA**

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**Guide Price £565,000** Freehold



This beautifully presented 3 Bedroom Semi Detached family home is situated in the popular area of Nash Mills, offering flexible and well presented accommodation throughout, an outstanding landscaped Rear Garden, Parking and access to a range of local amenities including Apsley Marina and Apsley main line station with links to London Euston. The ground floor has been thoughtfully arranged with a good sized Lounge with Oak flooring and a log burning stove, a formal Dining Room with a bay window, Kitchen Breakfast Room and a stunning Conservatory to take in views over the Rear Garden. The ground floor is completed with a welcoming Entrance Hall and a luxuriously refitted Shower Room. The first floor offer two bedrooms one with a feature fire place and fitted wardrobes, while the family bathroom has been luxuriously refitted with a free standing slipper bath and bespoke panelling and storage, all accessed via the good size landing that also doubles up as a useful Study Area. On the second floor you will find the final Bedroom with vaulted ceilings

and eaves storage. Externally the property benefits from a Driveway proving excellent off road parking facilities and an outstanding feature of this property is the pleasantly private and landscaped Rear Garden. The Rear Garden has been lovingly landscaped by the current vendors and provides zoned outside entertaining areas with a good sized patio, an ornamental pond, storage shed and a useful Work Shop at the gardens end that is insulated and has power, this could make a Garden Office if required. The property benefits from double glazing, gas heating to radiators, bespoke and thoughtful storage throughout and a water softener. **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.

Stunning 3 Bedroom Semi Detached Home

Sought after location

Close to local amenities and main line station

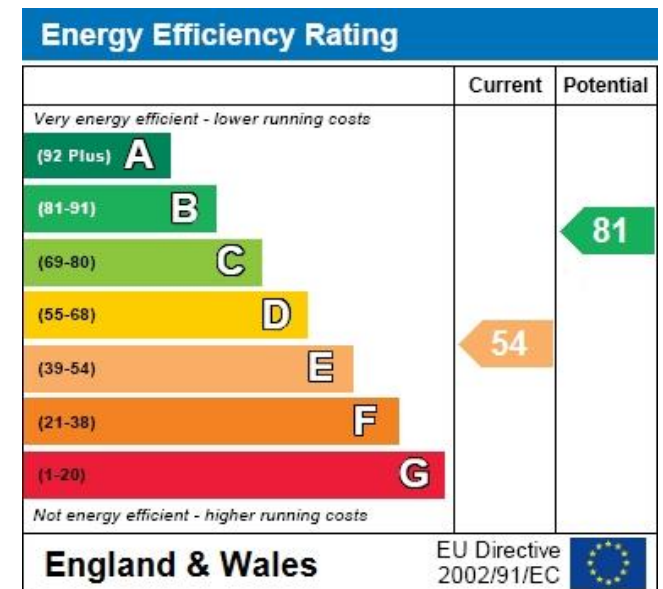
Lounge. Dining Room

Kitchen Breakfast Room. Conservatory

Ground floor Shower Room and first floor Bathroom

Driveway

Beautifully landscaped Rear Garden

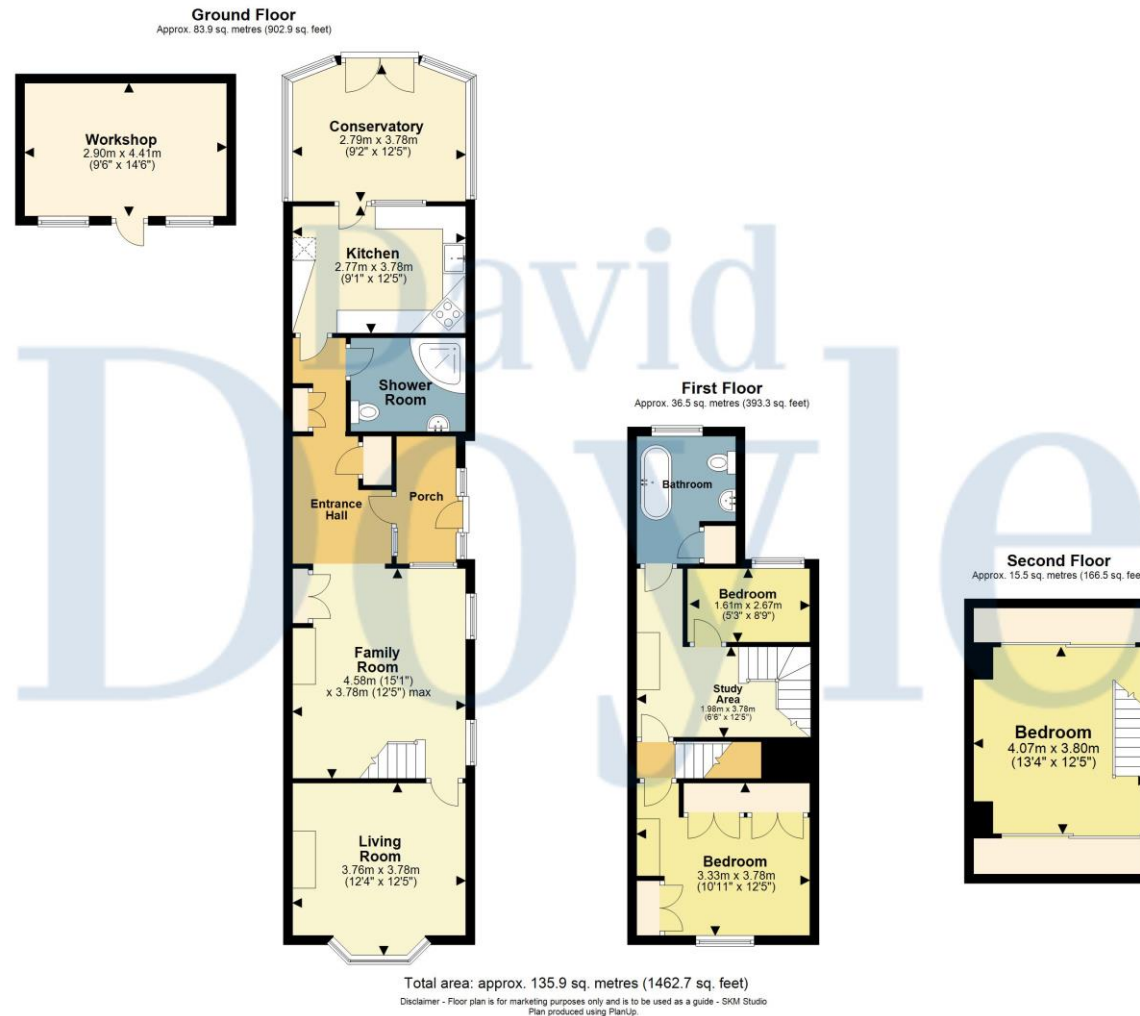


David  
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



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