

**11a Kings Avenue, Nash Mills,
Hemel Hempstead,
Hertfordshire, HP3 9TN**

**David
Doyle**
Sales and Lettings

Offers in Excess of £375,000 Freehold



This beautifully presented 2 Bedroom home is of recent construction and is finished to a high standard throughout. The property is situated in a highly sought after cul de sac and is conveniently located for local shops, schools, Apsley Lock Marina and Apsley main line station with links to London Euston. The ground is arranged with an open plan Lounge Kitchen Dining Room with bi fold doors that open on to the Rear Gardens Patio seating area, a Guest Cloak Room, while the first floor offers 2 Bedrooms and a luxuriously fitted Family Bathroom. The Kitchen is fitted with a range of matching handleless wall and floor mounted units, colour coordinating work surfaces, a Breakfast Bar area and a range of integrated appliances including a dishwasher and wine fridge. Externally the property benefits from a Driveway and a pleasantly private Rear Garden. The Rear Garden is arranged with a patio seating area (that the current vendor has enclosed as they have house cats) and area laid with artificial lawn, fenced boundaries and a Garden Office. The Garden Office is of a good size and benefits from power, lighting, wifi connection and a useful Cloak Room.

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.

Beautifully presented home a sought after cul de sac

Open plan Lounge Kitchen Dining Room with Bi fold doors

Guest Cloak Room

Luxuriously fitted first floor Bathroom

Useful Garden Office with Cloak Room

Driveway

Rear Garden

Double glazing

Gas heating

Close to Apsley station

Council Tax Band C

Tenure -Freehold

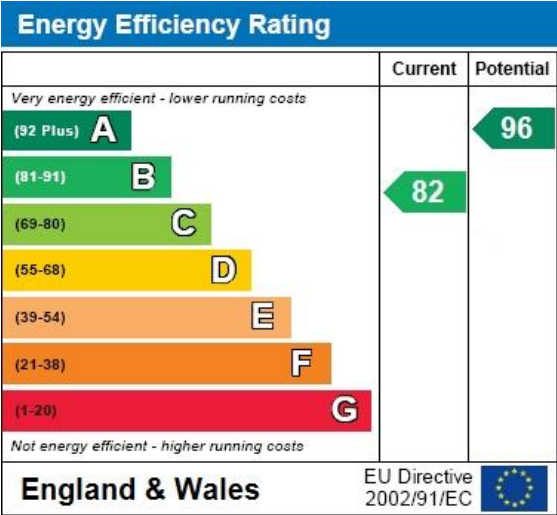
Ground Floor



Total area: approx. 75.5 sq. metres (812.3 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.
Plan produced using PlanUp.

Scan here for more details





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

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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?	2019
Council Tax Band	C
This year council tax charge	1840
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	0
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

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