

**296 Belswains Lane, Nash Mills
Wharf, Hemel Hempstead,
Hertfordshire, HP3 9XE**

David
Doyle
Sales and Lettings

Price £440,000 Freehold



This well presented 3 bedroom family home is located on this sought after modern canal side development and offers access to both Kings Langley and Hemel Hempstead. The property is conveniently located for local shops, schools, Long Deans Nature Reserve, the Grand Union Canal and Apsley main line station with links to London Euston. The canal is a beautiful way to explore the local area and the towpath offers access to Apsley Lock Marina, through to Hemel Hempstead and in the other direct towards Kings Langley. The ground floor is arranged with an open plan lounge dining room with a pair of double glazed French doors that offer access to the rear garden and a useful understairs storage cupboard. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces, matching upstanding, integrated stainless steel oven / grill, integrated stainless steel 4 burner gas hob with a stainless steel splash back and an extractor over, integrated fridge freezer, Integrated dishwasher and an area for further whites good with a work surface over or this could be used as a breakfast bar area. The ground floor is completed by a useful guest cloak room and a welcoming entrance with stairs leading to the first floor. The first floor feature 3 bedrooms and a family bathroom that all benefit from impressive vaulted ceilings. The bathroom has been fitted to a high standard with a panelled bath with a mixer tap, shower over and a fitted shower screen, a contemporary wall mounted wash hand basin, low level WC with a concealed cistern, shaver point, a chrome heated towel rails and Porcelanosa part tiled walls. The southerly facing rear garden is pleasantly private and landscaped with a patio seating area, an area laid to lawn, fenced boundaries and a path way leading to the rear gate that offers access to the allocated parking space. This property benefits from double glazing, gas heating to radiators, LVT to the kitchen, guest cloak room and bathroom floors. 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.

Well presented 3 bedroom family home located on this sought after modern development

Conveniently located to Apsley main line station with links to London Euston

Open plan lounge dining room

Fitted kitchen with integrated appliances

Guest cloak room

First floor family bathroom

Rear garden

Parking

NO UPPER CHAIN

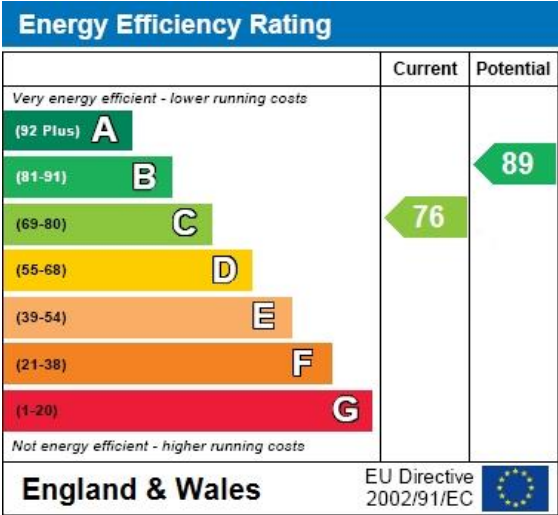
VIEWING IS A MUST

Council Tax Band D

Tenure -Freehold



Scan here for more details





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

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