

**219 Chambersbury Lane, Hemel
Hempstead, Hertfordshire, HP3
8BQ**

David
Doyle
Sales and Lettings

Price £600,000 Freehold



David Doyle are delighted to offer to the sales market this rarely available four bedroom family home with a driveway and garage situated in the very popular area of Nash Mills close to highly regarded schooling and excellent local amenities. The property is in good order throughout and with accommodation in excess of 1740sq ft offers versatile living space and excellent scope for extension/reconfiguration subject to the necessary planning consents. The ground floor accommodation currently comprises a spacious porch leading to two hallways, three reception rooms, a large fitted kitchen with utility areas, guest wc and a garage which offers two separate storage areas. Stairs lead to the first floor arranged with a landing offering loft access and doors to four bedrooms, three of which are doubles and bedroom one of magnificent size with dual aspect views letting in lots of light and bedroom two which benefits from a large dressing area. Finishing the accommodation is the family bathroom arranged with a white suite and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being exceptionally generous in size, mainly laid to lawn with patio seating areas, mature trees, colourful plants and shrubs and fenced boundaries. To the front of the property is a driveway leading to the garage and an attractive garden area. Situated in this popular residential location, close to both Leverstock Green and Nash Mills and with the advantages of double glazing and gas central heating, an appointment to view is a must.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Four Bedroom Family Home

Dressing Room

Driveway And Garage

Over 1700 Sq Ft

Beautiful Rear Garden

Close To Schools And Amenities

Large Kitchen & Utility Room

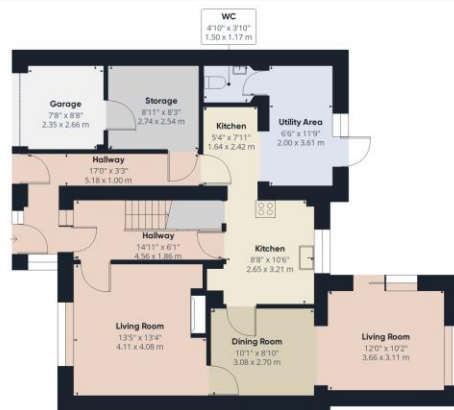
Dual Aspect Master Bedroom

Good Order Throughout

Viewing Advised

Council Tax Band E

Tenure -Freehold



Ground Floor

Approximate total area⁽¹⁾
1741.41 ft²
161.78 m²




Floor 1

(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.

GIRAFFE360

| Energy Efficiency Rating | | |
|--|------------------------------------|--|
| | Current | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 Plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>67</p> | <p>77</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |





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

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