

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**262 Belswains Lane
Hemel Hempstead
HP3 9XB**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers in Excess of £350,000 Freehold



David Doyle are delighted to offer to the sales market this extended three bedroom family home with a generous driveway situated in this highly sought after Nash Mills location close to excellent amenities, highly regarded schooling and Apsley mainline railway station offering excellent links to London Euston. The property benefits from extended living space and offers scope for updating and further extension subject to the necessary planning consents. The accommodation currently comprises an entrance hall with stairs to the first floor with storage cupboards under and doors to a living room, separate dining room and a fitted kitchen arranged with a range of wall and floor mounted units, space and plumbing for white goods, loft access and with a sliding door to the very useful shower room and a further door to the lovely garden room. To the first floor is a landing with access to the loft and doors to three bedrooms and the fully tiled family bathroom. Externally, the rear garden is arranged with steps leading to the

generous lawn with mature plants and shrubs, a patio area with a greenhouse, a brick built workshop/shed with light and power to the gardens end which could be converted to a home office/studio should the purchaser require and side access to the front of the property offering a large driveway. Offered with the benefit of NO UPPER CHAIN, an appointment to view 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.

Three Bedroom Family Home

Generous Driveway

Close To Schools & Amenities

Extended Ground Floor

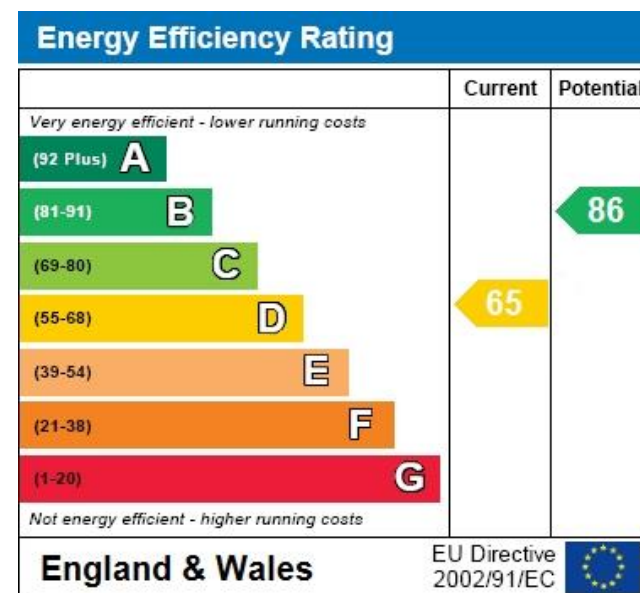
Three Reception Rooms

Downstairs Shower Room & First Floor Bathroom

Workshop To Garden

NO UPPER CHAIN

Viewing Advised



David
Doyle

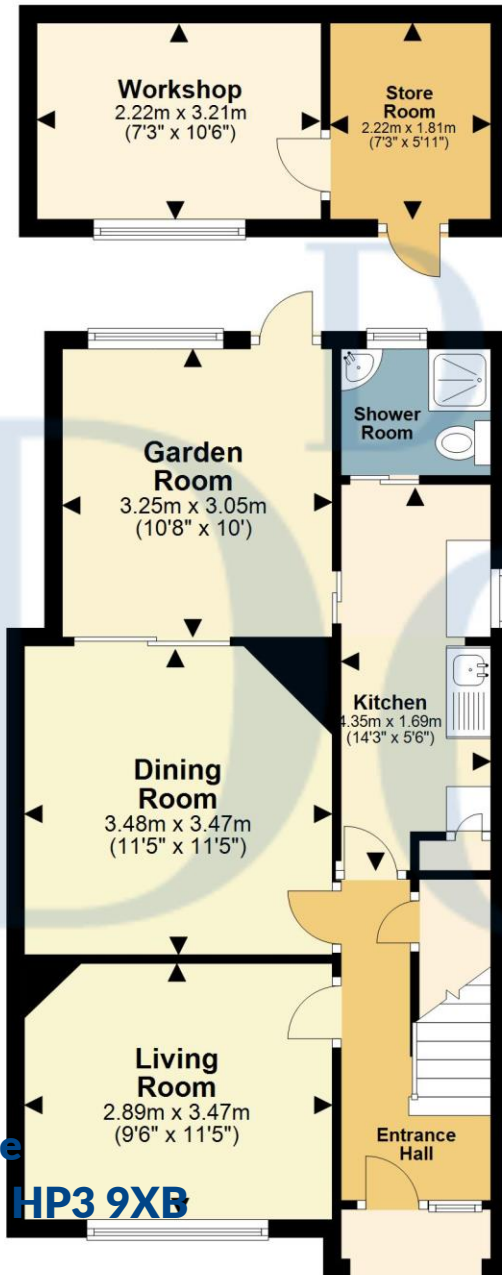
David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer 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.

 **MAYFAIR**
OFFICE.CO.UK

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

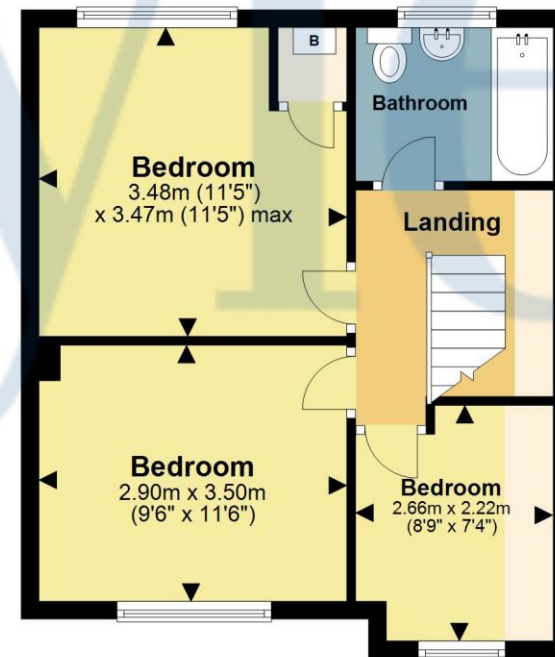
Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



**262 Belswains Lane
Hemel Hempstead HP3 9XB**

Total area approx. 100.9 sq. metres (1086.3 sq. feet)

Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671