

**27 Belswains Lane, Nash Mills,
Hemel Hempstead,
Hertfordshire, HP3 9PN**

David
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Sales and Lettings

OIEO £525,000 Freehold



This outstanding and extended 3 bedroom semi detached family home offers exceptional accommodation with parking to both the front and the rear of the property. The ground floor feature an open plan kitchen dining family room with bi fold doors that seamlessly connect you to the rear gardens patio seating area. The kitchen is fitted to a high standard with a range of matching wall and floor mounted units, an Island units with pop up power socket with wireless phone charger, Quartz worksurfaces, mirror splash backs, two built in freezers, built in dishwasher, an induction hob, two built in ovens, an extractor fan and a vaulted ceiling with Velux windows completes the contemporary look of the kitchen area. The bi fold doors benefit from electric roller blinds and the floor is laid with wood effect LVT in a herringbone style. The living room is fitted window shutters, a feature wall and a fitted entertainment unit. The ground floor is completed by a welcoming entrance hall with stairs leading to the first floor, a useful utility room with space and plumbing for an automatic washing machine and tumble dryer and a guest cloak room. The first floor offer 3 bedrooms and a luxuriously refitted family bathroom. Two of the bedrooms feature fitted or built in wardrobes while the vendors has also replaced the hot water cylinder for a 210 litre megaflo system. To the front of the property is a driveway offering off road parking facilities, has feature lighting and steps leading to the front door. To the rear of the property accessed via Newell Road is a gravel driveway offering additional parking facilities. An outstanding feature of this property is the pleasantly private rear garden that is approximately 90` in length. It is beautifully landscaped with a patio seating area for outside entertaining, an area laid with artificial

grass, a gravel seating area at the gardens end, storage shed, an area laid to lawn and gated rear access to the rear parking area. Viewing is highly recommended to fully appreciate the quality of this property.

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.

Outstanding and extended 3-bedroom semi-detached family home

Parking available both at the front and rear of the property

Impressive open plan kitchen, dining, and family room

Bi-fold doors connect the kitchen area to the patio seating area in the rear garden

High standard kitchen with Island unit, Quartz worksurfaces and built in appliances

Living room with window shutters, feature wall, and fitted entertainment unit

Welcoming entrance hall, utility room, and guest cloakroom on the ground floor

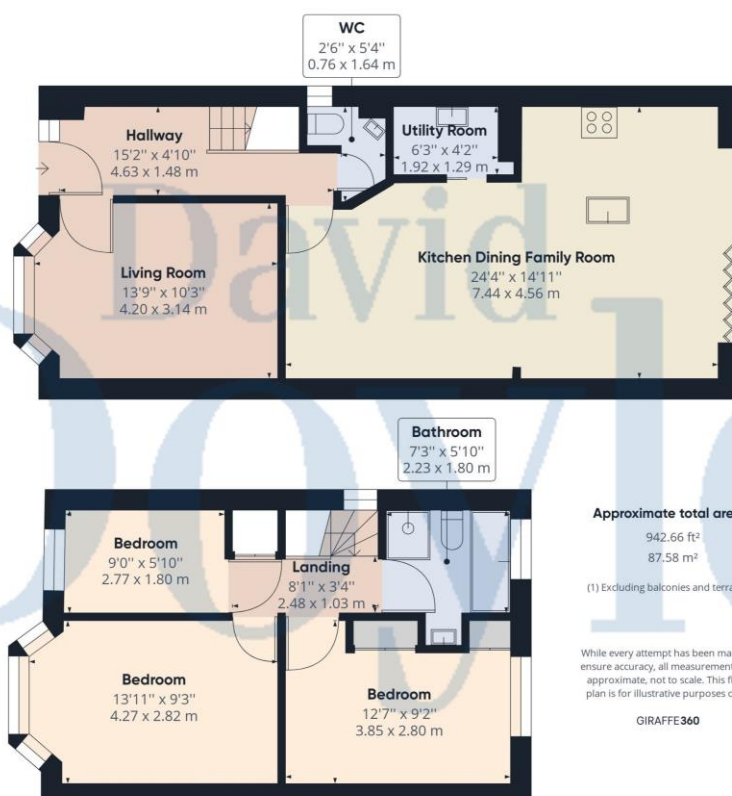
Luxurious refitted family bathroom

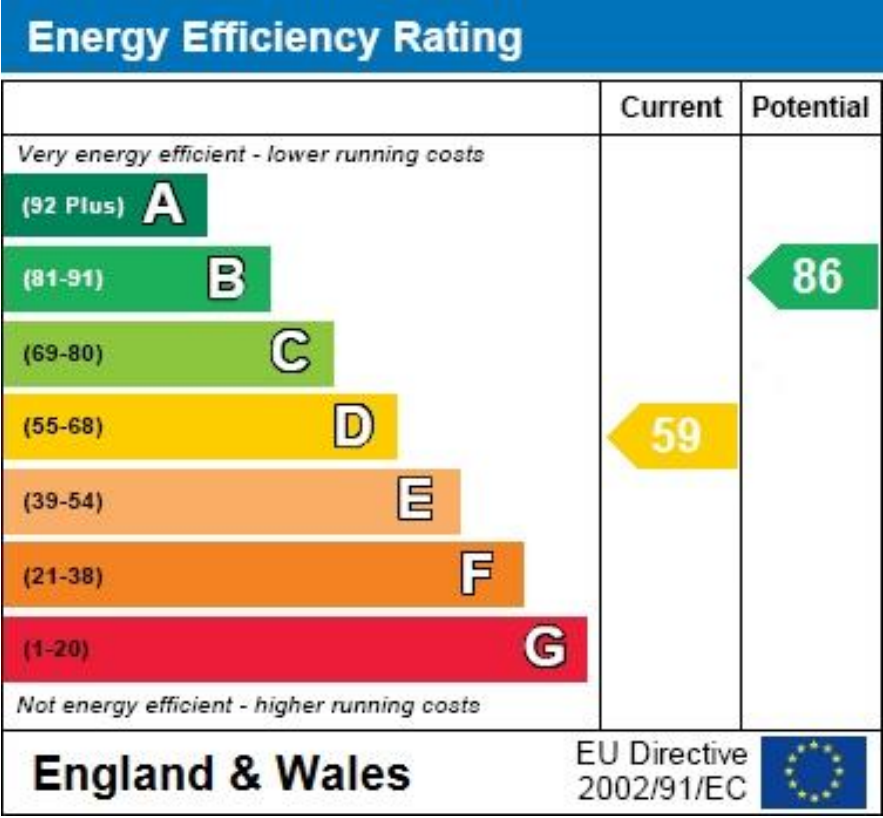
Pleasantly private rear garden

VIEWING IS A MUST

Council Tax Band D

Tenure -Freehold







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

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