

**35 Barnfield, Nash Mills, Hemel
Hempstead, Hertfordshire, HP3
9QJ**

**David
Doyle**
Sales and Lettings

Price £435,000 Freehold



This beautifully presented 3 bedroom family home has been lovingly refurbished, resulting in a stunning living space. Ideally situated near local shops, schools, and amenities, this house boasts a thoughtfully arranged ground floor. The open plan lounge dining room enjoys a dual aspect and features a double glazed door that opens onto the rear garden. The kitchen has been newly fitted with a range of matching wall and floor mounted units, complemented by colour coordinated work surfaces and part tiled walls.

Additionally, a practical utility area with a door providing access to the front of the house includes matching wall units, a colour coordinated work surface and access to the understairs storage cupboard.

Continuing to impress, the first floor comprises three bedrooms and a newly fitted family bathroom.

The front garden has been landscaped with low maintenance in mind, while the rear garden is currently undergoing work to include a decked seating area, an area laid to lawn, fenced boundaries and gated rear access. The property has been tastefully decorated throughout and boasts new flooring and contemporary space saving radiators. With double glazing, gas heating to radiators, and no upper chain, we highly recommend viewing to truly appreciate 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.

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.

Recently refurbished 3 bedroom family home

Conveniently located near local shops, schools, and amenities

Open plan lounge dining room

Newly fitted kitchen with matching wall and floor mounted units

Practical utility area

Newly fitted family bathroom

Front and rear gardens

Double glazing

Gas heating to radiators

NO UPPER CHAIN

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

833.60 ft²

77.44 m²

(1) Excluding balconies and terraces

Reduced headroom

6.21 ft²

0.58 m²

Reduced headroom
(below 1.5m/4.92ft)

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 |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |





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