

**Badgers, 223 Belswains Lane,
Hemel Hempstead,
Hertfordshire, HP3 9XE**

David
Doyle
Sales and Lettings

OIEO £475,000 Freehold



This extended 3 bedroom semi detached family home offers well arranged accommodation with the added benefits of excellent off road parking facilities, a garage and being conveniently located for local shops, schools, amenities and Apsley main line station with links to London Euston.

The ground floor is arranged with a living room with a feature gas fire, a bay window and a cinema screen and projector. The dining room opens in to the kitchen and also offers access to a useful utility with space and plumbing for an automatic washing machine, a wall mounted gas boiler and a water softener. The kitchen is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers and a matching island unit, integrated oven/grill, integrated 4 burner gas hob with an extractor hood over, other features include a water filter tap and the vendors are also including a half size dishwasher that is located in the cupboard under the stainless steel sink. The ground floor is completed by a downstairs shower room, porch and a welcoming entrance hall with a small office area and stairs leading to the first floor.

The first floor offers 3 bedrooms with the primary bedroom featuring a range of fitted wardrobes while the first floor is completed by a family bathroom. All rooms are accessed via the first floor landing that benefits from a window to the side aspect and offers access to the loft.

Externally the property has both front and rear gardens, a driveway offering excellent off road parking facilities and access to the garage that has power, lighting and and electric up and over door. The rear garden is pleasantly private and well arranged with both decked and patio seating areas, herbaceous borders, an area laid to lawn. gated side access, a cover spa area and a useful summer house with power and lighting.

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.

Being located in close proximity of to the picturesque, historic yet vibrant Chiltern village of Kings Langley with a bustling village centre offering an excellent range of shopping facilities and other amenities. Attractions include an excellent range of coffee shops, restaurants and excellent local schooling. Apsley Lock marina offers further canal side amenities and further retails units. Kings Langley and Apsley mainline railway stations both offer a direct link to London Euston making it an ideal situated for commuters to the capital.

Extended 3 bedroom semi detached home with a garage and driveway

Conveniently located for local shops, amenities and Apsley main line station

Living room. Dining room

Kitchen with an Island unit. Utility

Downstairs shower room

First floor family bathroom

Pleasantly private rear garden with spa area and summer house

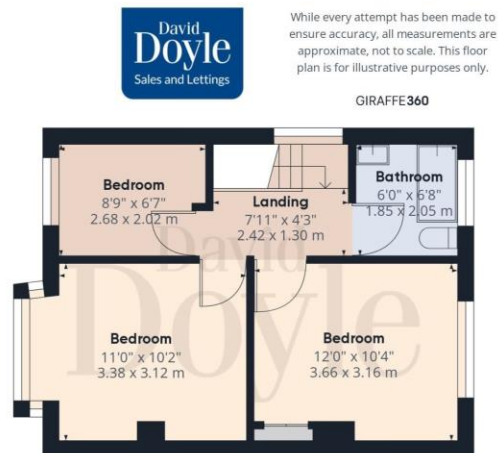
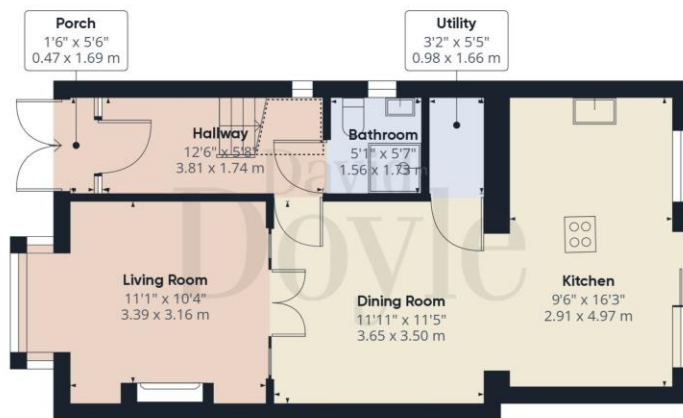
Garage

Driveway

Viewing is a MUST

Council Tax Band D

Tenure -Freehold



Approximate total area^(*)

1192.83 ft²

110.82 m²

Excluding balconies and terraces

Reduced headroom

15.81 ft²

1.47 m²

Reduced headroom
(below 1.5m/4.92ft)

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

Material Information 223 Belswains Lane, Hemel Hempstead, HP3 9XE

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1935
Council Tax Band	D
This year council tax charge	2096.67
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms
installed at the property? Yes

Is the property an
apartment? No

Is the property in a
conservation area? No

Is the property listed? No

Are there any restrictive
covenants? No

Are there any rights of
way or easements? No

Is your property in a flood
risk area? No

Has your property or
nearby land flooded in the
last 5 years? No

Are you aware of any
planning permissions or
applications in the
immediate area? No

Does your property have
any accessibility features
installed? No

Has your property been
subject to any structural
movement? No

Is your property in the
vicinity of any current or
historic mining? No

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