

**4 Meadow Road
Nash Mills
HP3 8AH**

David
Doyle
Sales and Lettings

Offers in the Region of £425,000 Freehold



A Three Bedroom Family home situated in this popular residential side road, close to esteemed schooling and local amenities. The property has been updated by the current owners and the accommodation comprises an entrance hall with stairs to the first floor, an understairs storage cupboard and doors leading to a guest cloakroom and a well proportioned kitchen fitted with a range of wall and base units. Also accessed from the hallway is a bright and spacious living/dining room, adorned with double patio doors that open onto a mature rear garden, ideal for both relaxation and entertaining. To the first floor is a spacious landing with access to the part boarded loft via a convenient pulldown ladder, three tastefully decorated bedrooms, and a family bathroom arranged with a white suite and chrome fittings. Externally, the property benefits from a well-planned rear garden attractively arranged with a decked seating area, steps leading to lawn, a brick built shed, and mature plants and shrubs. A covered side access leads to the front of the property, enjoying a further garden area with walled boundaries and potential to add a driveway subject to necessary planning consents. Ample on-street parking is freely available at the front of the property. Further benefits include double glazing and an efficient gas combi boiler. An appointment to view is highly recommended.

Situated in the highly desirable Nash Mills area, residents enjoy easy access to a variety of shops, schools, and recreational amenities. Close to picturesque open countryside, including Long Deans Nature Reserve and Bunkers Park, it is also convenient for its proximity to the mainline railway

station in Apsley, providing regular and direct access to London Euston, as well as convenient links to the M1/M25 motorway network.

Nearby Apsley has a delightful village ambiance, offering additional shops, restaurants, and other amenities, as well as the scenic allure of the Grand Union Canal and Apsley Marina.

Three Bedroom Family Home

Popular Residential Side Road

Generous Gardens

Scope To Extend & Create Parking (STNPC)

Close To Schools & Amenities

Master & Bedroom Two Of Very Good Size

Refitted Bathroom

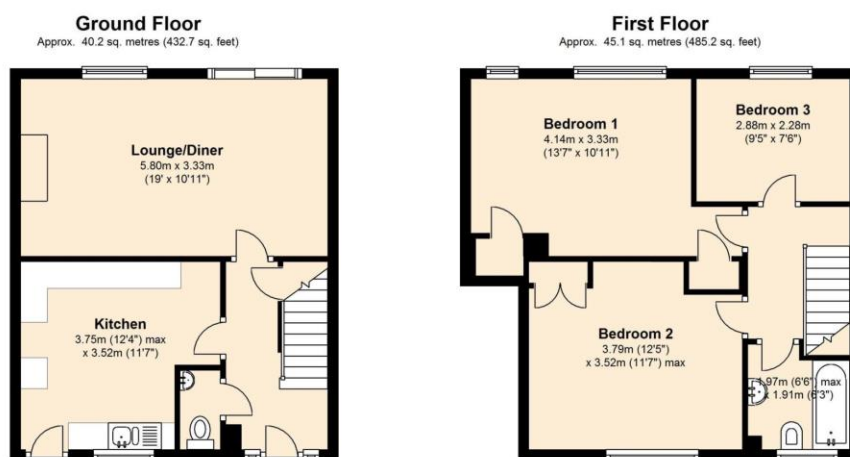
Accessible For Apsley Station

GCH & Double Glazing

Viewing Advised

Council Tax Band A

Tenure -Freehold



4 Meadow Road

Total area: approx. 85.3 sq. metres (917.9 sq. feet)

This floor plan is intended as a guide to layout and is for identification purposes only. It is not to scale and any measurements should not be relied upon
Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(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

4 Meadow Road, Hemel Hempstead, Hertfordshire, HP3 8AH

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?	1960
Council Tax Band	A
This year council tax charge	£1400
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	None
Please state any costs per annum for parking	None
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? Yes

If yes please state what restrictions are in place. Single dwelling, no advertising hoardings

Are there any rights of way or easements? Yes

If yes please state what rights are in place? Shared ownership of pathway to Number 6, flying freehold over shared pathway under the property.

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? Yes

If yes please give details about what has occurred. Historic chalk mine, remedial works conducted to stabilise prior to buying in 2016