

25 Fairway, Nash Mills, Hemel
Hempstead, Hertfordshire,
HP3 9TP

David
Doyle
Sales and Lettings

Price £575,000 Freehold



This beautifully presented, extended and much improved 3 bedroom semi detached family home offers spacious and flexible accommodation, along with far reaching roof top views to the countryside beyond, while being conveniently located for local shops, schools, amenities and Apsley main line station with links to London Euston.

The ground floor features impressive open plan living with a luxuriously fitted kitchen dining room with sky lights and two pairs of French doors that offer seamless access out to the rear gardens decked seating area. The living room is dual aspect and of a good size and benefits from wooden flooring and a bay window. The family room with its impressive vaulted ceiling, log burning stove and French doors also offers access to the rear garden. This area offers great flexibility to be used as a study, snug or play room. The ground floor is completed by a welcoming entrance hall, a useful guest cloak room, understairs storage and a utility cupboard. The kitchen has been fitted to a high standard and includes a range of wall and floor mounted units, a range of integrated appliances and an Island units with a breakfast bar area for informal dining.

The first floor continues to impress with 3 good sized bedrooms and a family bathroom. The primary bedroom enjoys far reaching room top views towards the countryside beyond, while the family bathroom is fitted in a modern style in white with chrome fittings.

The rear garden is pleasantly private and landscaped with a good sized decked seating area for outside entertaining, otherwise mainly laid to lawn with variegated herbaceous borders, a garden shed and fenced boundaries. To the side of the property is a court yard that can be access via the dining room and also offers side access to the front of the property.

The property also benefits from a driveway that offers excellent off road parking facilities.

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.

Nearby 'Apsley village' has a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

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.

Beautifully presented, extended and much improved 3 bedroom semi detached family home

Offering spacious and flexible accommodation

Impressive open plan kitchen dining room

Dual aspect living room

Family room with an impressive vaulted ceiling and log burning stove

First floor bathroom and downstairs guest cloak room

Pleasantly private rear garden

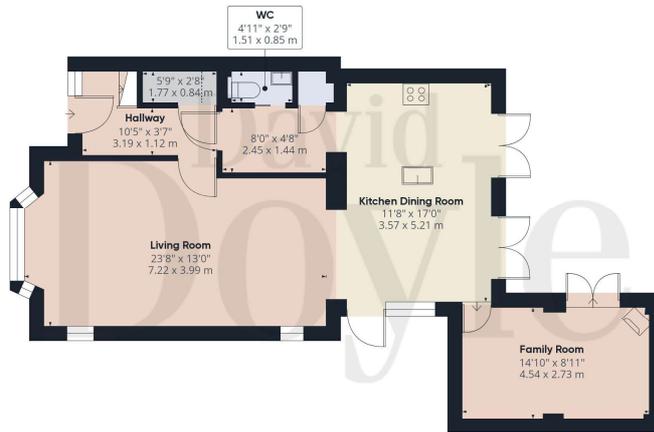
Driveway

Viewing is a MUST

Call NOW for more details

Council Tax Band D

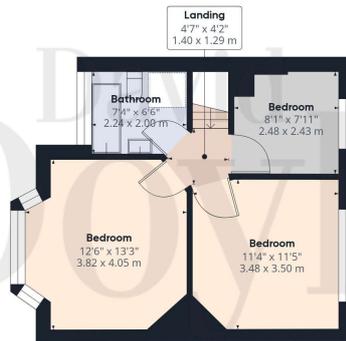
Tenure -Freehold



Ground Floor

Approximate total area^①
1133.87 ft²
105.34 m²

Reduced headroom
11.63 ft²
1.08 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

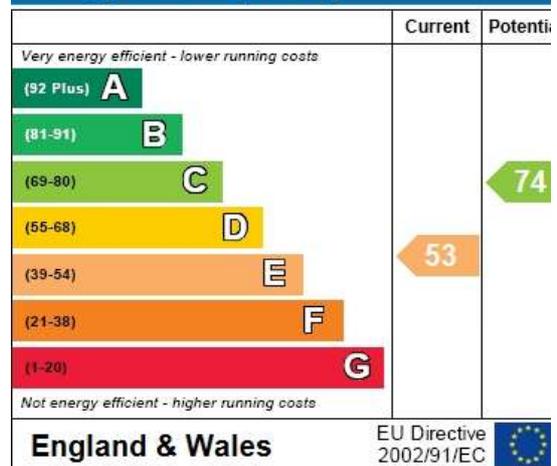
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating





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

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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? 1930

Council Tax Band D

This year council tax charge 2166

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 to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway

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

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.