

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**175 Belswains Lane  
Nash Mills  
Hemel Hempstead  
HP3 9XA**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Offer Over £550,000** Freehold







This well presented 3 Bedroom Detached family home offer well arranged acomidating, generous parking amenities while being conveniently located for local shops, schools, amenities, Apsley lock marina and Apsley main line station with links to London Euston. The ground floor is arranged with a Living Room with a double glazed bay window and feature open fire, Dining Room with a pair of double glazed French doors that open on to the Rear Garden and a Kitchen. The Kitchen is fitted with a range of matching wall and floor mounted units comprising of both cupboards and drawers, colour coordinated work surfaces, integrated 4 burner gas hob, integrated double oven, space and ply for an automatic washing machine, dishwasher, space for a fridge. wall mounted gas boiler, dual aspect with double glazed windows to both side and rear aspects, stable door to the rear garden. The ground floor is completed by a welcoming Entrance Hall with stairs leading to the first floor Landing. The first floor boasts 3 Bedrooms a family Bathroom and a separate Cloak Room. Bedroom 1 has a double glazed window with roof top views towards the countryside beyond and a range of mirror fronted wardrobes. Bedroom 2 has a double glazing window offering views over the rear garden. Bedroom 3 has a double glazed window with a side aspect and a fitted cupboard with a hanging rail. The Bathroom is fitted with a panelled bath with mixer tap and shower over, vanity unit with wash hand basin and storage under, colour coordinated tiled walls and a shelved airing

cupboard, while the first floor also benefits from a separated Cloak Room with a low level WC. Externally the property has a generous brick block Driveway that offer extensive off road parking facilities with double gated side access to the Garage and Rear Garden. The Garage has power and lighting while behind it is a useful Office that is insulated, has both power and lighting along with an internet connection. The Rear Garden is pleasantly private and well arrange with an `Indian Sandstone` patio seating area, herbaceous borders, an area laid to lawn along with a Workshop / Storage Shed 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.

**Detached family home**

**Sought after location**

**Close to Apsley lock marina and Apsley Station**

**Lounge. Dining Room**

**Fitted Kitchen**

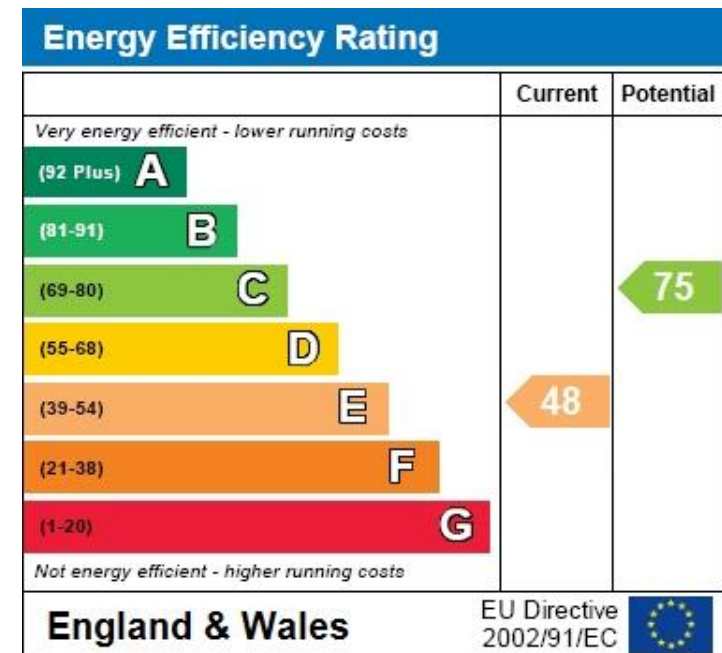
**First floor Bathroom**

**Garage**

**Driveway**

**Pleasantly private Rear Garden with a Garden Office**

**VIEWING IS A MUST**

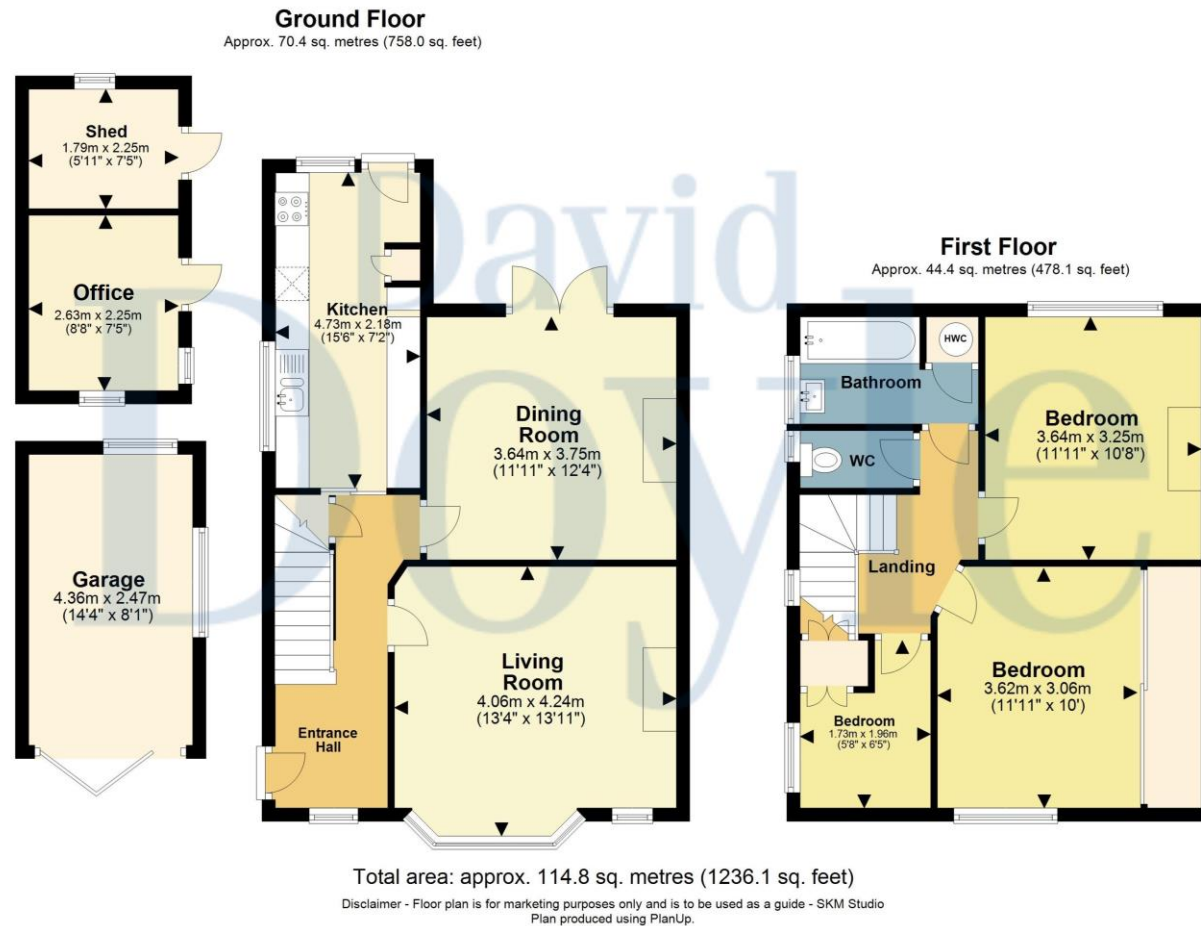


**David Doyle**

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Call **01442 248671** to arrange a viewing or register an interest



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Boxmoor Office  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671