

Asking Price Of **£540,000**

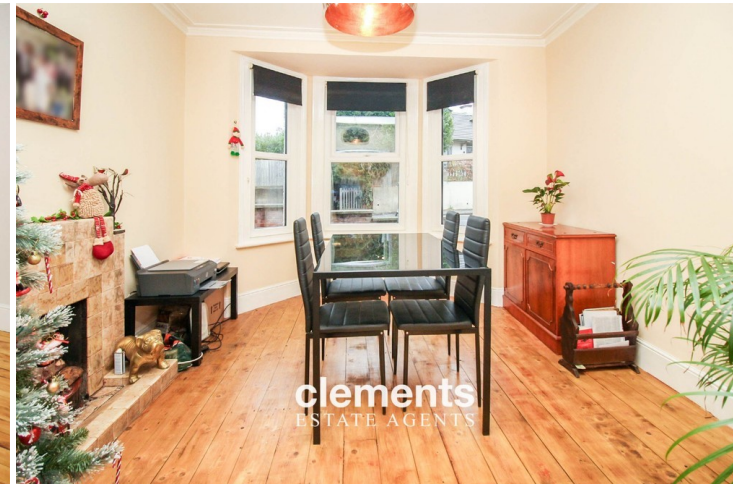
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Belswains Lane, Nash Mills, Hemel Hempstead HERTS HP3 9PW

Clements Estate Agents are delighted to offer this Character three/four bedroom DETACHED family home set in this sought after NASH MILLS location set within easy reach of good local shops amenities and transport links. Benefits include good decorative order, spacious room sizes, original features, off street parking and well kept gardens making viewing truly essential!

- DETACHED CHARACTER HOME
- THREE/FOUR BEDROOMS
- OFF STREET PARKING
- WELL KEPT GARDENS
- SPACIOUS ROOM SIZES



Property Description

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ENTRANCE

Double glazed front door set within a recessed storm porch, opens to.

HALLWAY

Double glazed window to the front, stairs to the first floor, under stairs storage cupboard, picture rail, radiator, exposed floor boards.

LOUNGE

Double glazed window to the front, radiator, picture rail, feature tiled fireplace with inset gas fire, exposed floor boards, twin part glazed doors to the family room.

FAMILY ROOM

Coving to the ceiling, recessed spot lighting, radiator, walk in storage cupboard, double glazed French doors to the rear garden, double glazed windows to the rear, wood effect flooring.

KITCHEN

Fitted with a range of base and eye level storage units, work surface areas with inset single drainer stainless steel sink unit with mixer tap set below double glazed window to the rear, built in oven, four ring gas hob with stainless steel canopy extractor hood over, plumbing and

space for dish washer and washing machine, tiled surrounds and floor, radiator, coving to the ceiling.

Dining Room

Double glazed bay window to the front, radiator, feature tiled fireplace, exposed floor boards.

INNER LOBBY

With built in storage cupboard, doors to cloakroom.

CLOAKROOM

Comprising a high level WC, wash hand basin, tiled splash backs, recessed spot lights, radiator.

FIRST FLOOR LANDING

Stairs with exposed treads to the first floor landing, access to the loft, radiator.

MASTER BEDROOM

Double glazed window to the front, radiator, built in wardrobes and storage cupboards, picture rail, exposed floor boards, door to dressing room/ bedroom four.

ENSUITE

A white suite comprising, wash hand basin with cupboard below, tiled shower cubicle, tiled surrounds and floor, double glazed window to the front, radiator.

DRESSING ROOM/BEDROOM FOUR

Double glazed window to the rear enjoying far reaching views, radiator, recessed spot lights, built in wardrobes and storage cupboards.

BEDROOM TWO

Two double glazed windows to the front, radiator, picture rail, exposed floor boards.

BEDROOM THREE

Double glazed window to the rear enjoying far reaching views, radiator, built in wardrobes and storage shelves, exposed floor boards.

BATHROOM

A white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower attachment over, tiled surrounds, double glazed window to the rear, radiator.

PARKING

Gravel driveway to the front of the property providing off road parking for several vehicles.

REAR GARDEN

A feature of the property is the enclosed south westerly facing rear garden, with a paved area to the immediate rear, with further decked seating area leading to the predominantly lawned gardens, screened by mature hedging and fence panels, with gated rear access gated access to both sides.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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Ground Floor

Floor area 62.0 sq. m. (667 sq. ft.) approx

First Floor

Floor area 55.0 sq. m. (592 sq. ft.) approx

Total floor area 117.0 sq. m. (1,259 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements