

Mulburries

Butterfly Crescent Nash Mills Wharf, Hemel Hempstead, HP3 9GS

Offers in excess of £550,000





## Butterfly Crescent, Nash Mills Wharf, Hemel Hempstead. HP3 9GS

- NO UPPER CHAIN
- NASH MILLS WHARF DEVELOPMENT
- MODERN DECOR
- SEPARATE GARAGE WITH PARKING
- LOW MAINTENANCE GARDEN
- CLOSE BY TO ABBOTTS HILL SCHOOL
- SIZEABLE BEDROOMS
- TWO FULL BATHROOMS PLUS GUEST WC



Enjoy contemporary living in this impressive semi-detached house, ideally positioned in the highly-sought-after Nash Mills area of Hemel Hempstead. Showcasing modern décor throughout, the property is distinguished by clean lines and a tidy, low-maintenance finish, perfectly suiting a busy family or professionals seeking comfort and style.

Welcoming you inside, the property features four delightfully sized bedrooms, two elegant bathrooms, and a convenient ground floor W.C — offering ample space and practicality for day-to-day living. Spanning approximately 1,177 sq. ft. (exclusive of the garage), the home presents generously proportioned rooms bathed in natural light. The overall atmosphere is both contemporary and inviting, ensuring truly comfortable surroundings for any lifestyle.

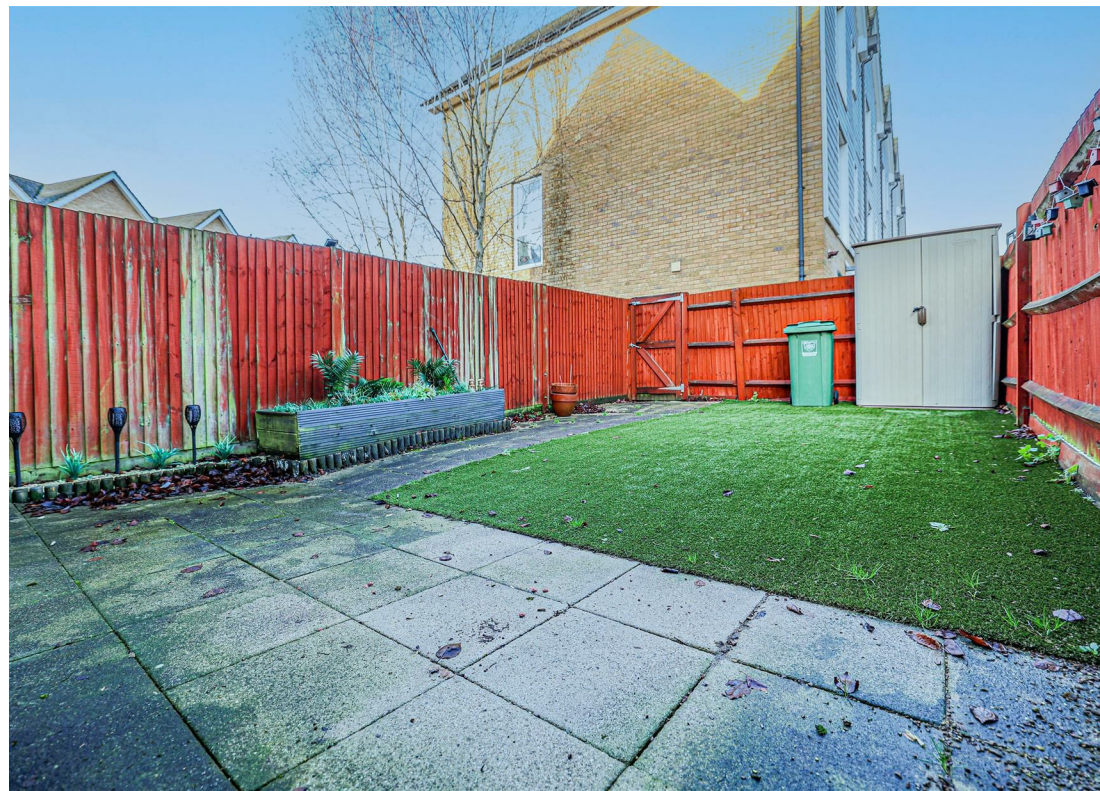




A key highlight is the separate garage, complete with a driveway in front, affording secure parking and additional outside space. The grounds have been thoughtfully designed for low maintenance, ensuring you spend less time on upkeep and more time enjoying your surroundings.

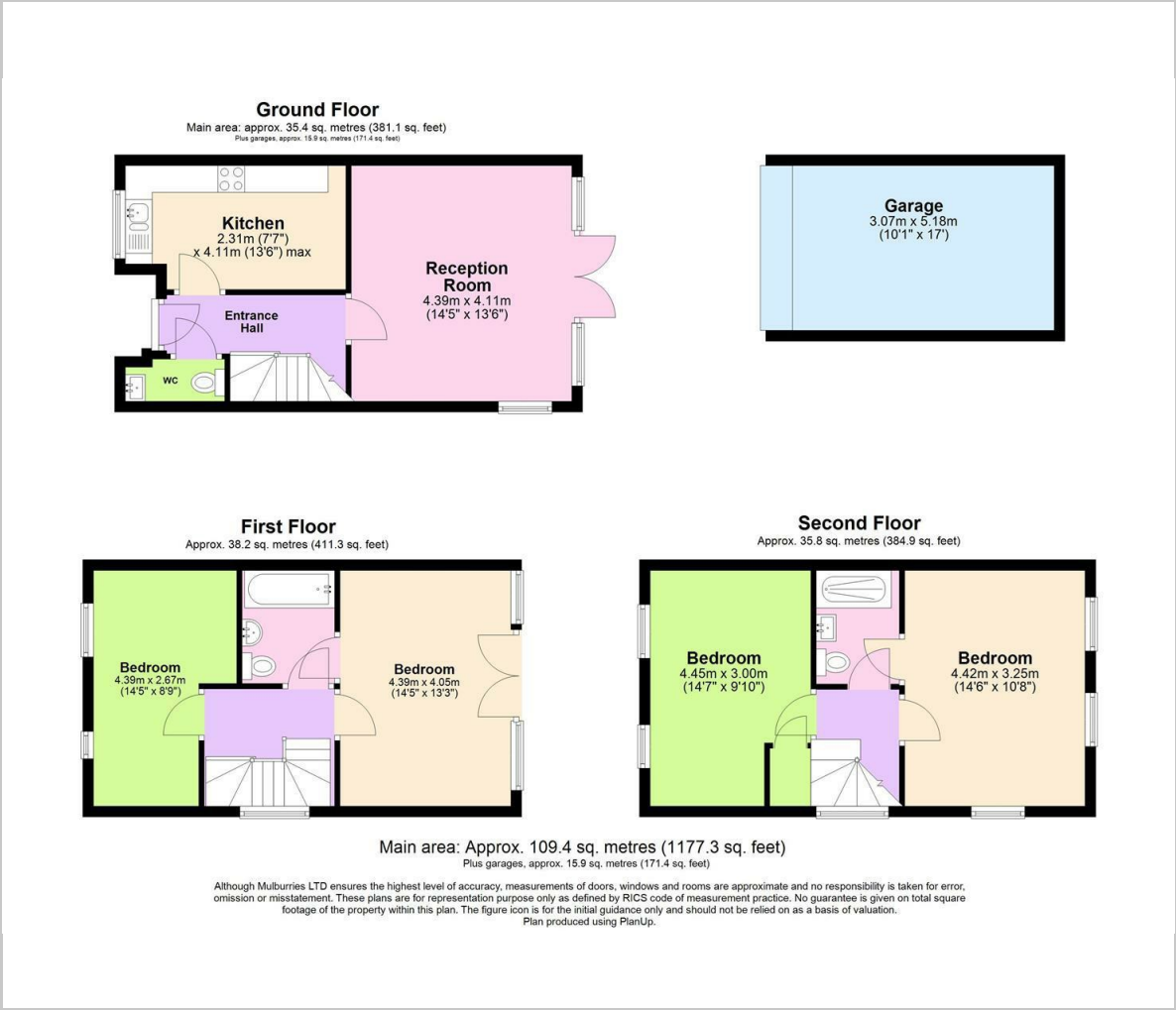
Location is at the heart of this property's appeal. Positioned just a short distance from the Grand Union Canal, residents can enjoy picturesque walks and waterside activities year-round. Apsley Marina, renowned for its charming waterfront eateries and boating opportunities, is also close by. Commuters will appreciate the convenience of Apsley train station, offering excellent transport links into London and beyond. Well-regarded local schools, including Abbots Hill School and Kings Langley, are within easy reach—making this an ideal area for family living.

Don't miss the opportunity to make this exceptional home your own. Enquire now to arrange a viewing and truly experience what this lovely Nash Mills residence has to offer. Enjoy contemporary living in this impressive semi-detached house, ideally positioned in the highly-sought-after Nash Mills area of Hemel Hempstead.





Floor Plan



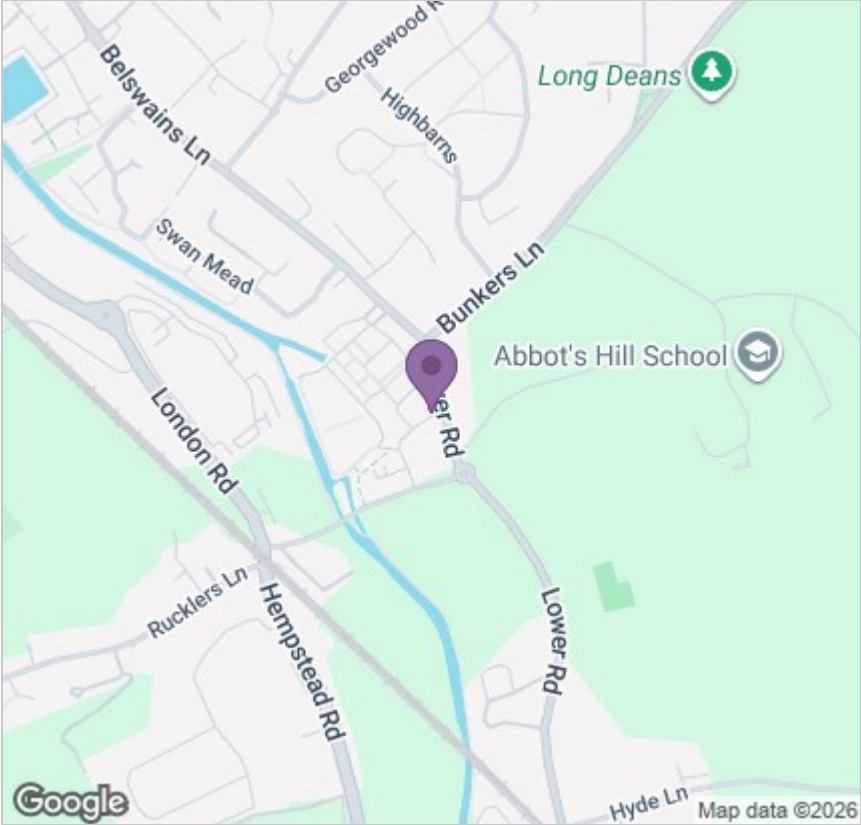
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

Area Map



Energy Efficiency Graph

