



Clements estate agents



## Belswains Lane, Hemel Hempstead, HP3 9PW

**£525,000**

Located in the highly sought after location of Nash Mills is this spacious and well presented detached family home. Boasting three bedrooms, fitted kitchen, lounge, dining room, conservatory, gas central heating, double glazing, modern fitted contemporary bathroom suite, large rear garden and off road parking.

Situated within easy reach of Apsley Mainline Station with access to London Euston in only 30 minutes, Hemel Hempstead Town Centre, local superstores, supermarkets and Apsley Lock with it restaurants, public house and coffee shop.

Located on Belswains Lane in Nash Mills is this delightful and well presented detached family home offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a spacious and inviting environment.

Upon entering, you are greeted by a welcoming lounge that provides a cosy space for relaxation. The dining room is perfect for family meals and entertaining guests, while the conservatory adds an extra touch of light and space, making it an excellent spot for enjoying the garden views throughout the year. The fitted kitchen is both stylish and functional, equipped to meet all your culinary needs. Upstairs there is a modern fitted contemporary bathroom suite.

This home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons. The property is conveniently located close to Apsley Station, making it an excellent choice for commuters seeking easy access to London and beyond and also benefits off road parking to the front.

With its combination of space, modern amenities, and a prime location, this three-bedroom detached house on Belswains Lane is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

### Entrance Hall



### Lounge 11'6 x 9'10 max (3.51m x 3.00m max)



### Dining Room 12'1 x 10'7 (3.68m x 3.23m)



### Modern Fitted kitchen 11'1 x 6'10 (3.38m x 2.08m)



**Conservatory 18'8 x 8'11 max (5.69m x 2.72m max)**



**Bedroom Two 9'11 max x 9'11 (3.02m max x 3.02m)**



**Landing**



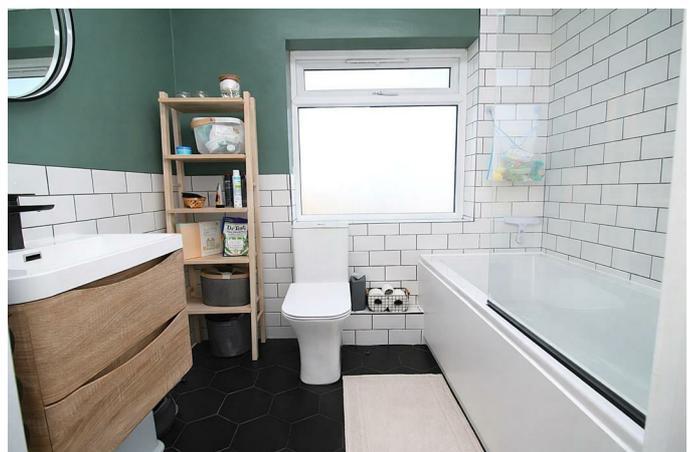
**Bedroom Three 8'6 x 7'10 (2.59m x 2.39m)**



**Bedroom One 12'4 x 9'7 (3.76m x 2.92m)**



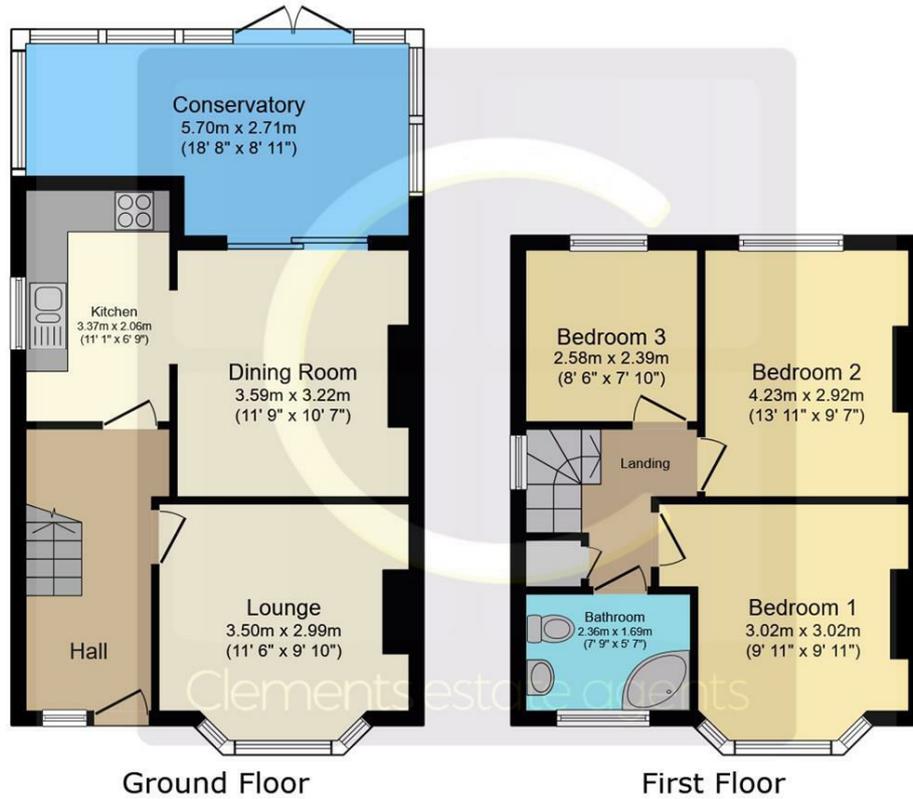
**Bathroom**



**Rear Garden**

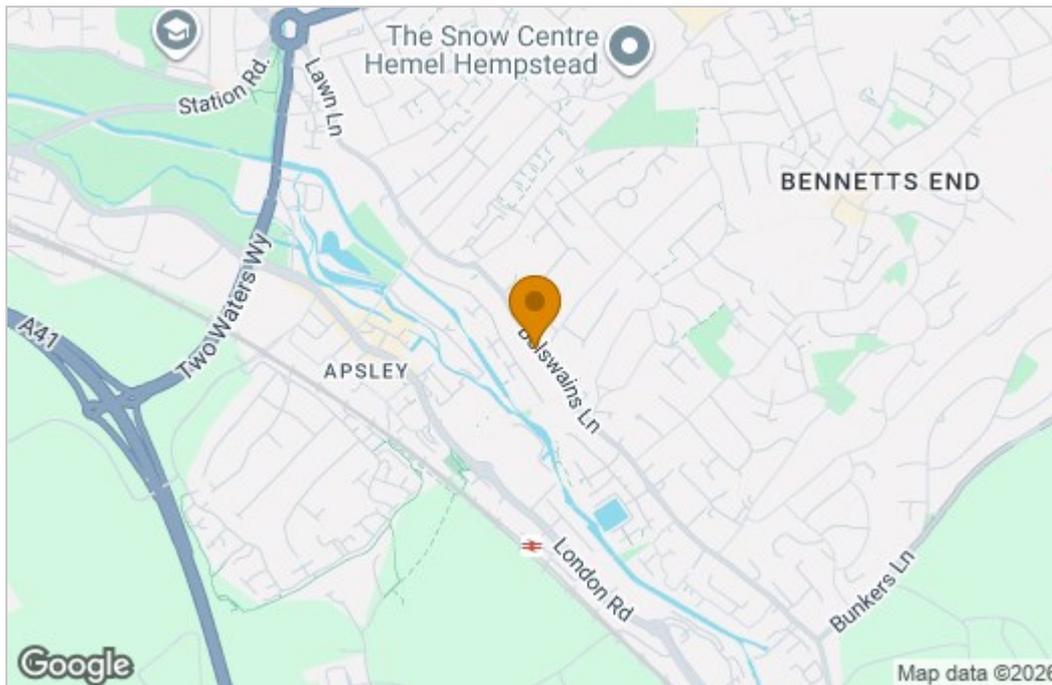


# Floor Plan

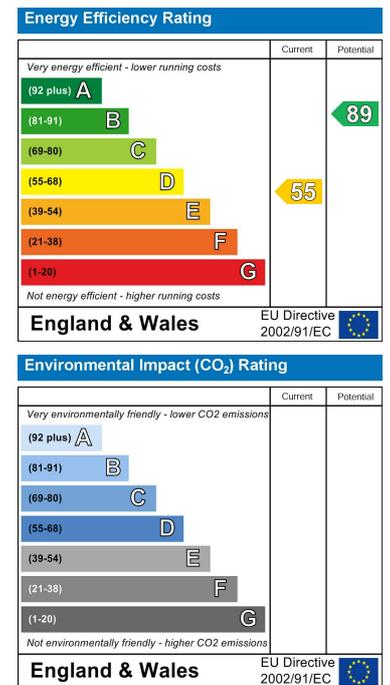


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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