



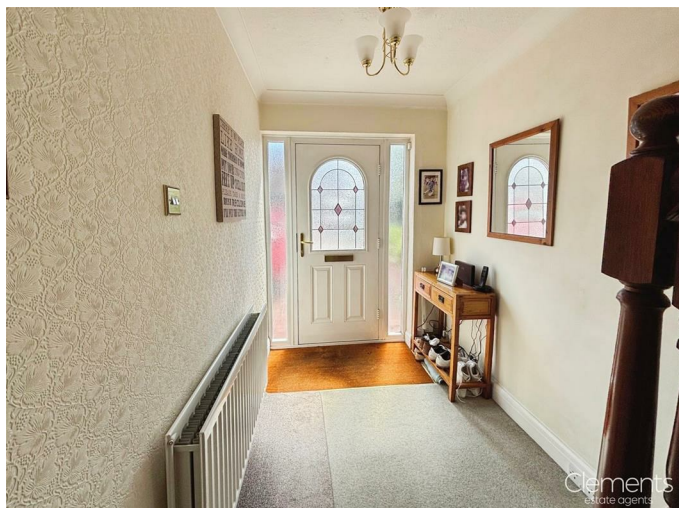
## Hobbs Hill Road, Hemel Hempstead, HP3 9QA

### Offers In Excess Of £460,000

Situated in highly sought after Nash Mills is this extended terraced family home. Boasting three bedrooms, 24'7 living room, 15'9 kitchen/diner, gas central heating, double glazing, loft room and off road parking for two cars. Located within easy reach of Apsley Station, Apsley Lock with its local shops, restaurants, coffee shop, pub and the M1, M25 and A41 road links.



## Entrance Hall



Double glazed front door, coving and radiator.

## Living Room 24'7 max x 17'2 max (7.49m max x 5.23m max)



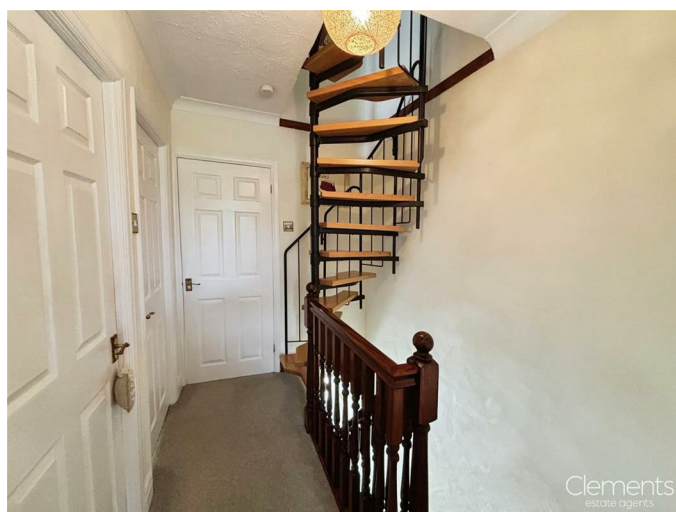
Double glazed bay window, coving, dado rail, gas effect fire place, under stairs storage cupboard and two radiators.

## Kitchen/Diner 15'9 x 11'4 (4.80m x 3.45m)



Fitted kitchen with wall and base units and work surfaces to compliment, gas hob with cooker hood over, gas oven, 1 1/2 bowl sink with drainer, coving, breakfast bar, radiator, double glazed window and double glazed sliding patio doors to garden.

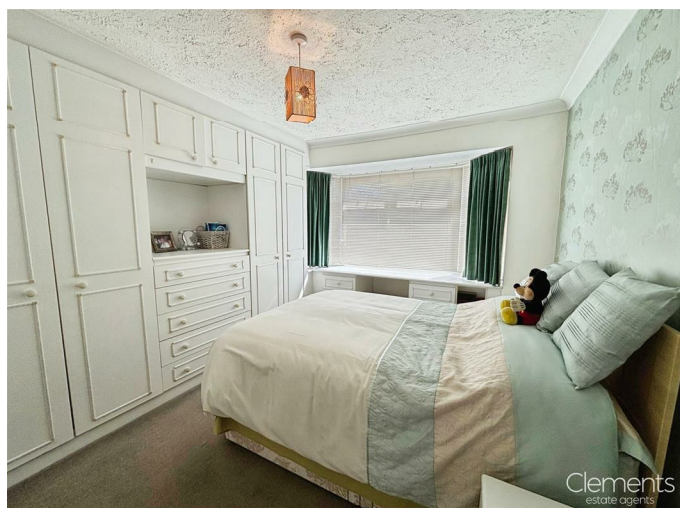
## Landing



Spiral staircase to loft room.



**Bedroom One 13'6 into bay x 11'0 (4.11m into bay x 3.35m)**



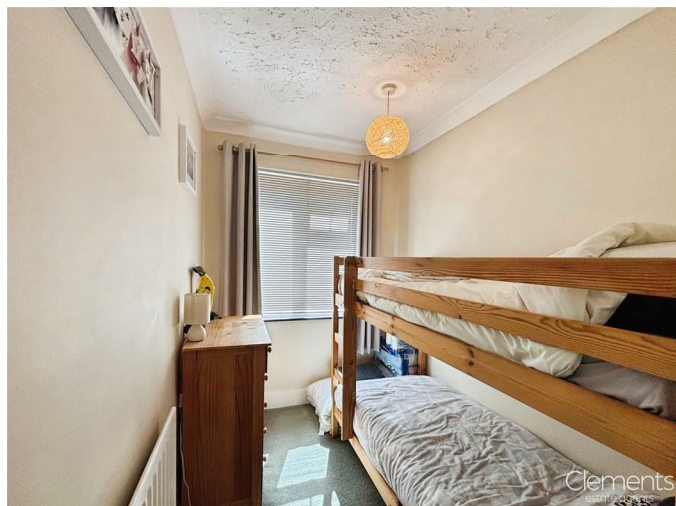
Double glazed bay window, coving, radiator and fitted wardrobes.

**Bedroom Two 11'4 x 8'8 to robes (3.45m x 2.64m to robes)**



Double glazed window, coving, radiator and fitted wardrobes.

**Bedroom Three 7'9 x 6'0 (2.36m x 1.83m)**



Double glazed window, coving and radiator.

### **Bathroom**



Double glazed window, panelled bath with mixer taps and shower attachment. electric shower, fully tiled, pedestal wash hand basin, low level wc and radiator.

### Loft Room 17'0 max x 9'7 (5.18m max x 2.92m)



Eaves storage and double glazed velux window.

### Front Garden

Paved for off road parking.

### Rear Garden



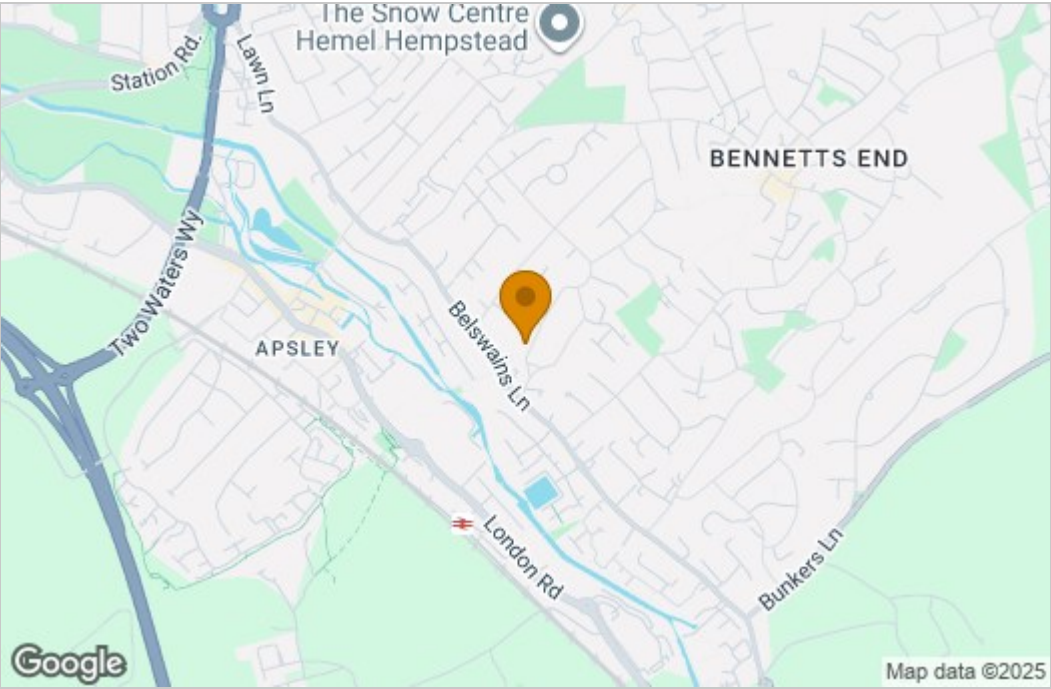
Laid to lawn with flower and shrub borders, patio area and shed with power and outside tap.



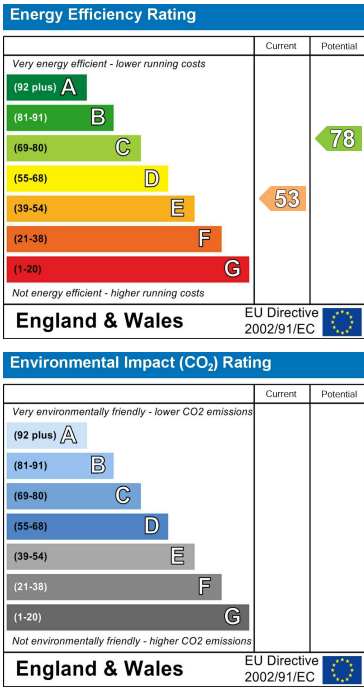
Floor Plan



Area Map



Energy Efficiency Graph



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