



Hobbs Hill Road, Hemel Hempstead, HP3 9QB

Offers In Excess Of £470,000

Located in highly sought after Nash Mills is this well presented and extended terraced family home. Boasting three double bedrooms, 15'1 lounge, dining room, conservatory, 19'6 utility room, gas central heating, double glazing, downstairs cloakroom and off road parking.

Situated within easy reach of Apsley train 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, stairs to first floor, radiator, dado rail and understairs cupboard.

Downstairs Cloakroom

Double glazed window, low level wc, wash hand basin with mixer taps and tiled splash backs.

Lounge 15'1 x 11'1 (4.60m x 3.38m)



Double glazed french doors leading to conservatory, radiator, coving, feature fireplace and TV point.

Dining Room 11'4 x 9'5 (3.45m x 2.87m)



Double glazed window, radiator and coving.

Kitchen 11'1 x 9'3 (3.38m x 2.82m)



Fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with drainer, mixer taps and tiled splashbacks, tiled floor, electric oven, electric hob with cooker hood over, double glazed window and door to utility room.

Utility Room 19'6 x 7'1 (5.94m x 2.16m)



Wall and base units with work surfaces to compliment, stainless steel sink with drainer and mixer taps, plumbing for washing machine, plumbing for dishwasher. two double glazed windows, double glazed door to garden, double glazed door to shared side access,

Conservatory 9'1 x 8'4 (2.77m x 2.54m)

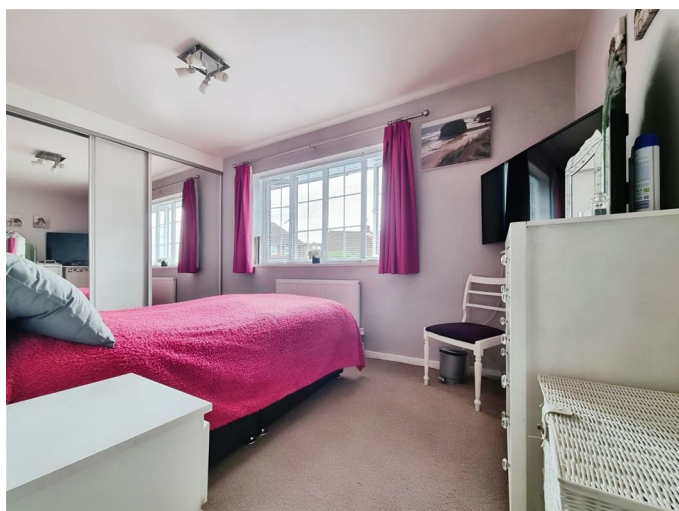


Double glazed windows, double glazed french doors to garden and laminate flooring.

Landing

Double glazed window, airing cupboard and loft access with loft ladder.

Bedroom One 15'1 x 11'1 (4.60m x 3.38m)



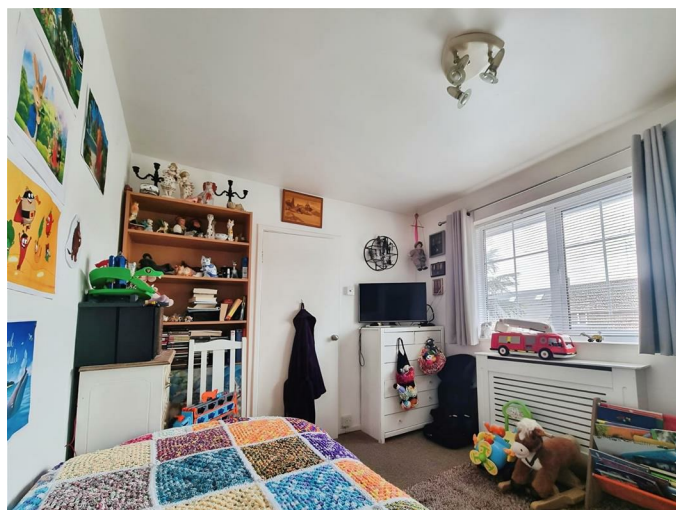
Double glazed window, radiator and fitted wardrobes.

Bedroom Two 13'5 x 11'1 (4.09m x 3.38m)



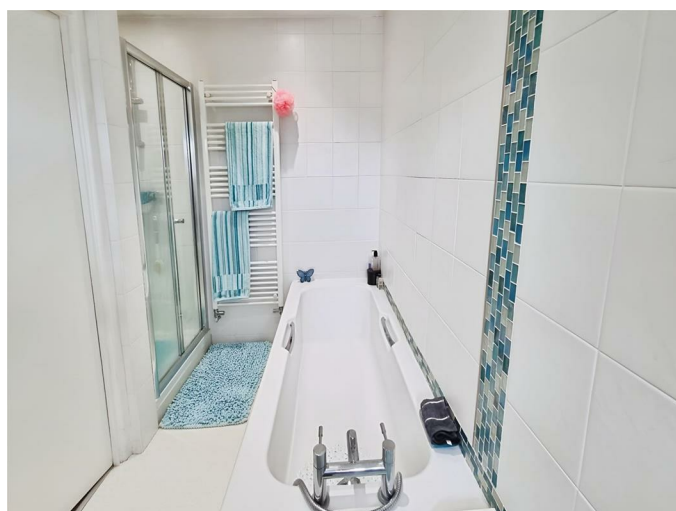
Two double glazed windows and radiator.

Bedroom Three 11'5 x 9'6 (3.48m x 2.90m)



Double glazed window, radiator and fitted wardrobes.

Bathroom



Double glazed window, panelled bath with

mixer taps and shower attachment, low level wc, pedestal wash hand basin, heated towel rail and shower cubicle.

Front Garden

Paved for off road parking, artificial grass with tree and shrub borders.

Rear Garden

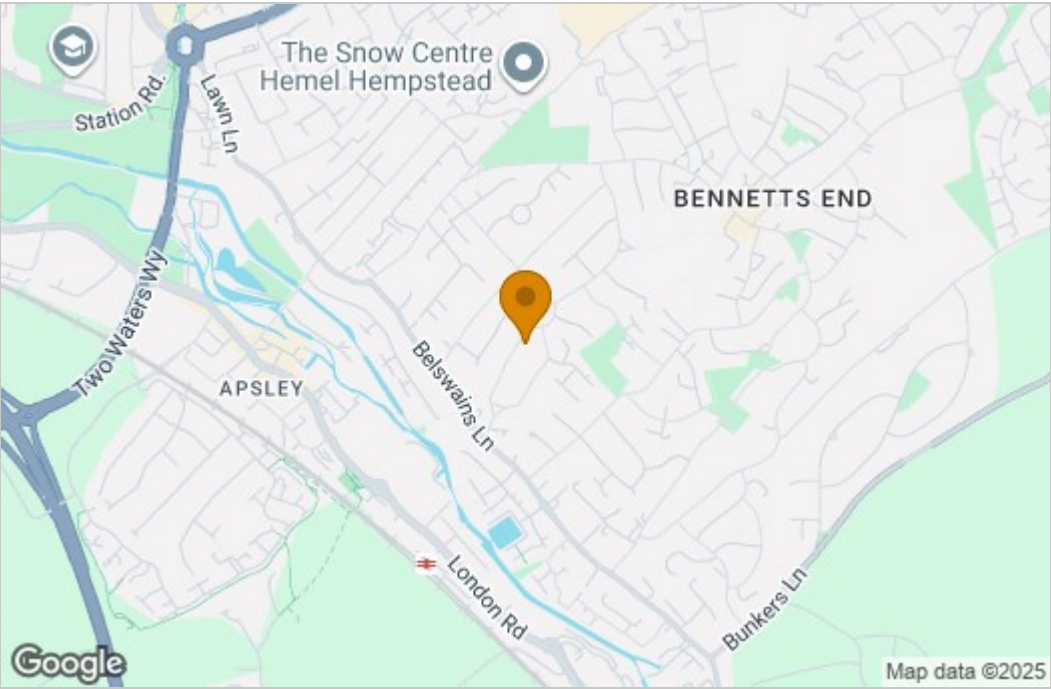


Laid lo lawn with flower and shrub borders, patio area, gazebo with decking, pond, shed and storage cupboard.

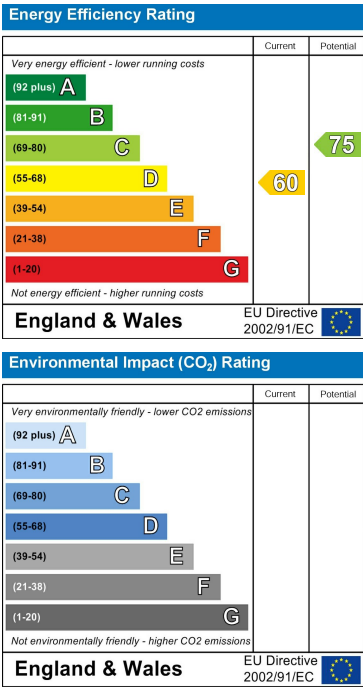
Floor Plan



Area Map



Energy Efficiency Graph



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