

**82 Chambersbury Lane, Nash
Mills, Hemel Hempstead,
Hertfordshire, HP3 8BB**

David
Doyle
Sales and Lettings

Price £600,000 Freehold



This stunning 4 bedroom end of terrace family home has been extended and much improved by the current owners who have created an contemporary family home with impressive open plan living, ensuite to the master bedroom, landscaped pleasantly private rear garden and parking.

Viewing is a MUST.

The ground floor is arranged with a generous living room with feature lighting, an impressive open plan kitchen dining family room, a utility area and a downstairs shower room. The kitchen has been fitted to a high standard and comprises a range of matching wall and floor mounted units with colour coordinated work surfaces, a range of integrated appliances and an impressive Island units for informal dining. The kitchen dining family room flows seamlessly in to the landscaped and pleasantly private rear garden that offers a tranquil area for outside entertaining in the summer months.

The first floor continues to impress with 4 good sized bedrooms and a luxuriously refitted family bathroom. The master bedroom also benefits from a luxuriously fitted ensuite shower room.

The rear garden is arranged with low maintenance and outside entertaining in mind with both decked and paved seating areas and gated side access. The garden also offers access to the large detached gym / garden office.

To the front of the property is a brick block driveway that offers excellent off road parking and access to the garage with an electric garage door, power, lighting, utility area and a personal door to the ground floor accommodation.

Early viewing is highly recommended.

Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points.

Nearby `Apsley village` has a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Stunning 4 bedroom end of terrace family home that has been extended and much improved

Impressive open plan kitchen dining family room

Living room

Master bedroom with an ensuite shower room

First floor family bathroom and downstairs shower room

Rear garden with a large gym / garden office

Driveway

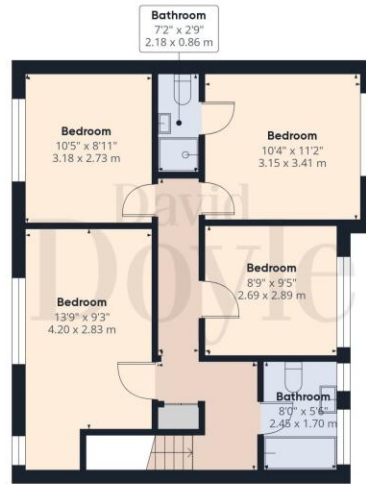
Garage

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



Approximate total area⁽¹⁾

1655.59 ft²
153.81 m²

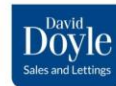
Reduced headroom

2.14 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

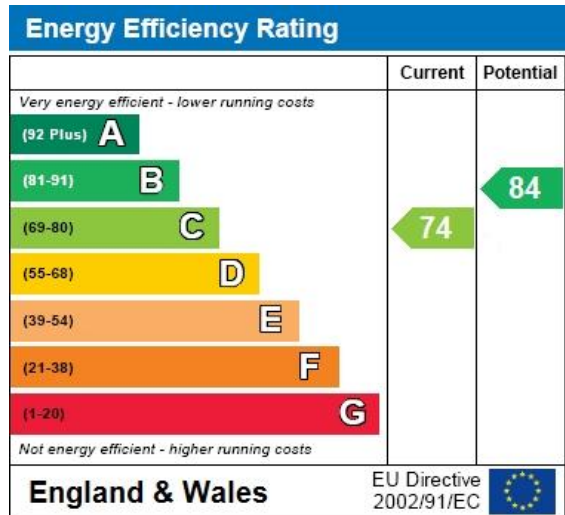


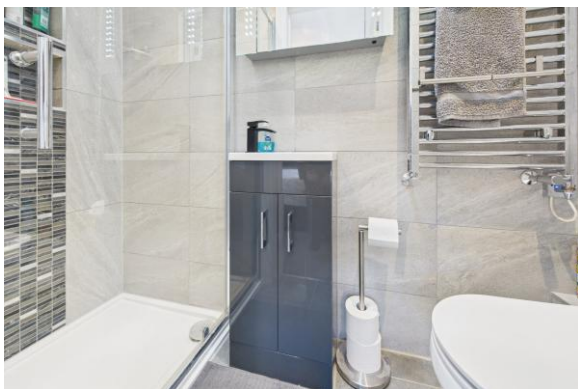
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

82 Chambersbury Lane, Nash Mills, Hemel Hempstead, Hertfordshire, HP3 8BB

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1950s

Council Tax Band C

This year council tax charge 1950

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking No

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	Yes
If yes please give details about what has occurred.	Old chalk mines near by that have been filled back up since I've lived here

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.