



# Frances Mews, Nash Mills Wharf

Guide Price £425,000

proffitt  
& holt





## Frances Mews

Nash Mills Wharf, Hemel Hempstead

NO UPPER CHAIN. Proffitt and Holt are delighted to bring to the market this three bedroom family home located in a modern and highly sought after development within Nash Mills, and bordering the nearby village of Kings Langley.

Benefitting from a host of nearby transport links including the M1, M25, A41 as well as Apsley and Kings Langley train stations, this property enjoys a convenient and peaceful location surrounded by excellent amenities, highly regarded local schooling, the Grand Union Canal and Deans Nature Reserve.

Internally the property comprises entrance hall, downstairs WC, a re fitted kitchen and an open plan living/dining room with patio doors out. To the first floor there are three well proportioned bedrooms (master with en-suite) and a well appointed family bathroom.

Externally, the property excels with a private and low maintenance garden to the rear, boasting a paved patio seating area - ideal for entertaining. The remainder of the garden is mainly laid to lawn. Additionally, there are two allocated parking spaces available to the rear.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

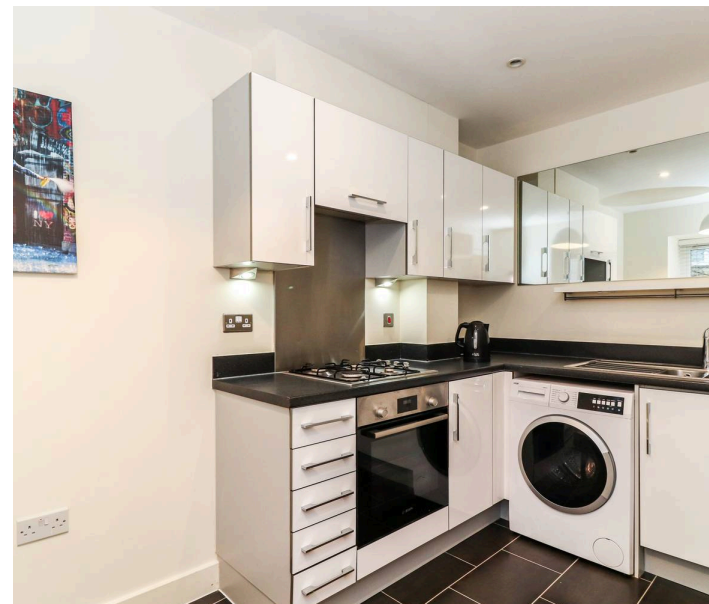




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Nash Mills is a favoured residential area with a selection of shops and other amenities. Not so far from beautiful open countryside it is convenient for the mainline railway station (serving London Euston) and the M1/M25 access points. Nearby 'Apsley village' is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. 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.



- Three Bedrooms
- Guest WC
- NO UPPER CHAIN
- Sought After and Quiet Location
- Modern Development in Nash Mills
- En Suite to Master Bedroom
- Near to Transport Links





## General Information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

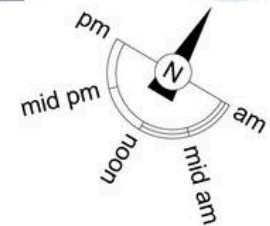
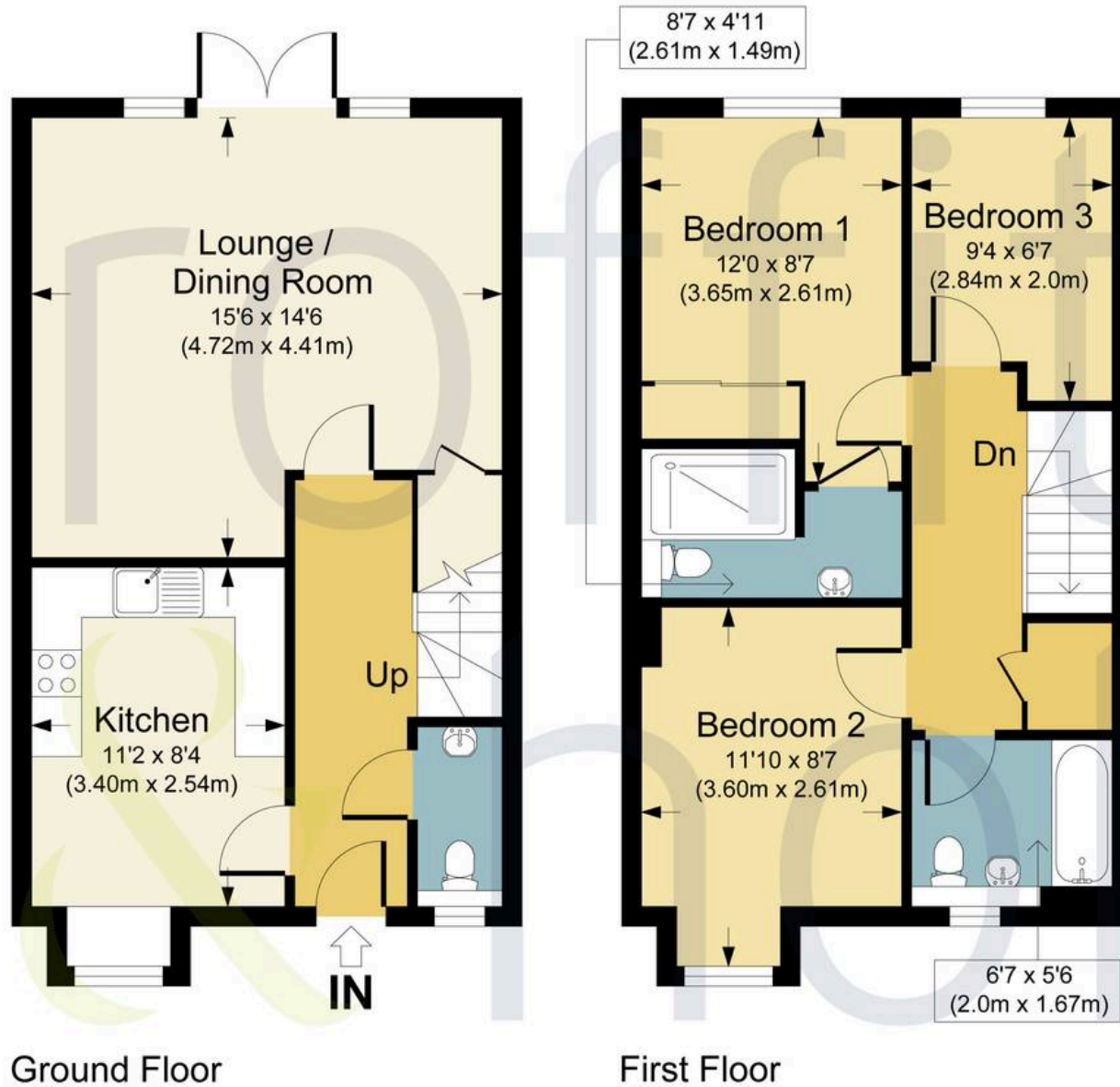
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

***For broadband and mobile speeds see:***

***<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>***







**FRANCES MEWS, HP3**

APPROX. GROSS INTERNAL FLOOR AREA 817.19 SQ FT / 75.92 SQ M.  
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## Proffitt & Holt

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