



Woodlands Road, Nash Mills

In Excess of £625,000

proffitt  
& holt





## Woodlands Road

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this extended three bedroom semi-detached family home which has been tastefully upgraded by the current vendors and also boasts a beautifully landscaped and generous garden to the rear, as well as a spacious outbuilding/annex which can be used by those wishing to work from home.

The internal accommodation comprises entrance hall, downstairs wc, family room, living/dining rooms, a re fitted kitchen and utility room to the ground floor.

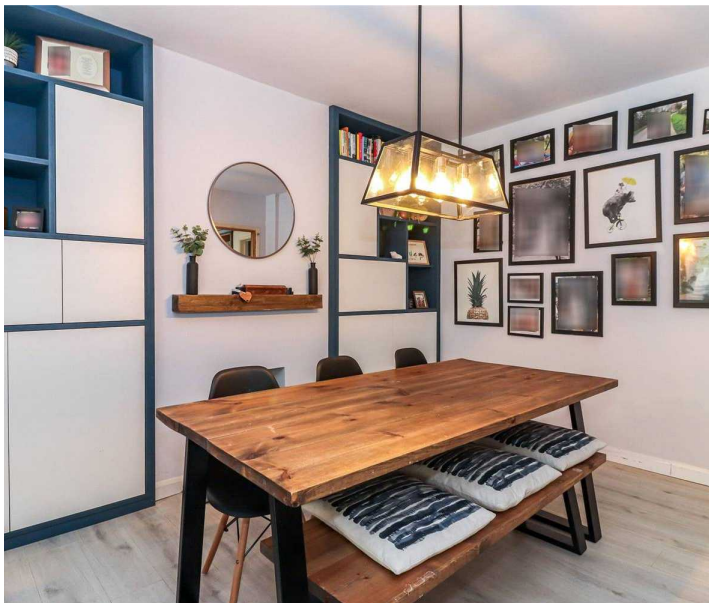
To the first floor there are three well-proportioned double bedrooms (one with en suite) and a separate family bathroom.

Externally the property excels with a stunning and well thought out garden to the rear with various areas including a pergola with ample seating (ideal for entertaining), a large paved patio directly to the rear with stepping stones leading to a large lawn, a further play area with wood chippings and fully powered outbuilding/annex complete with open plan living/bedroom area, a shower room and study (ideal for those wishing to work from home).

To the front there is ample parking available on the driveway.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





## Woodlands Road

Nash Mills, Hemel Hempstead

The historic area of Nash Mills provides excellent facilities including access to excellent local schools, The Grand Union canal, and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter, nearby Apsley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 and Junction 8 of the M1 are approximately a distance of two miles.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Study
- Shower Room
- Semi Detached
- Beautiful Rear Garden
- Open Plan Living/Bedroom area
- Well Presented Throughout
- No Through Road
- Large Outbuilding/Annex
- Cabin/Annex:
- Three Double Bedrooms
- Excellent Transport Links
- Ample Parking to the Front





## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

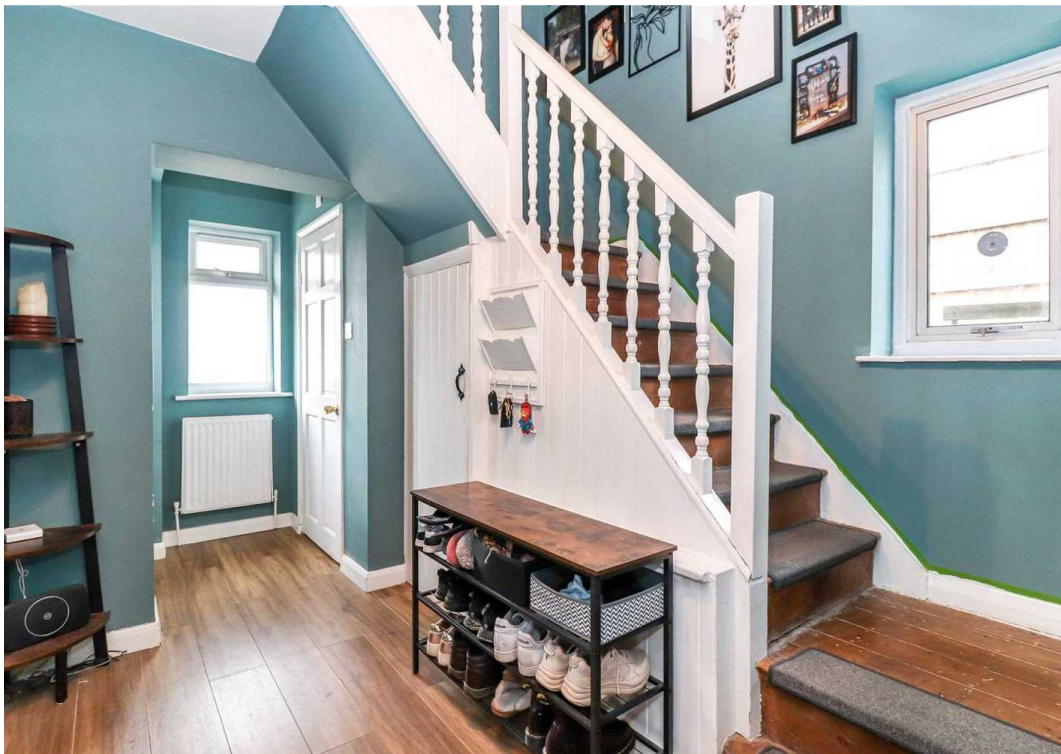
### Fixtures and fittings

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

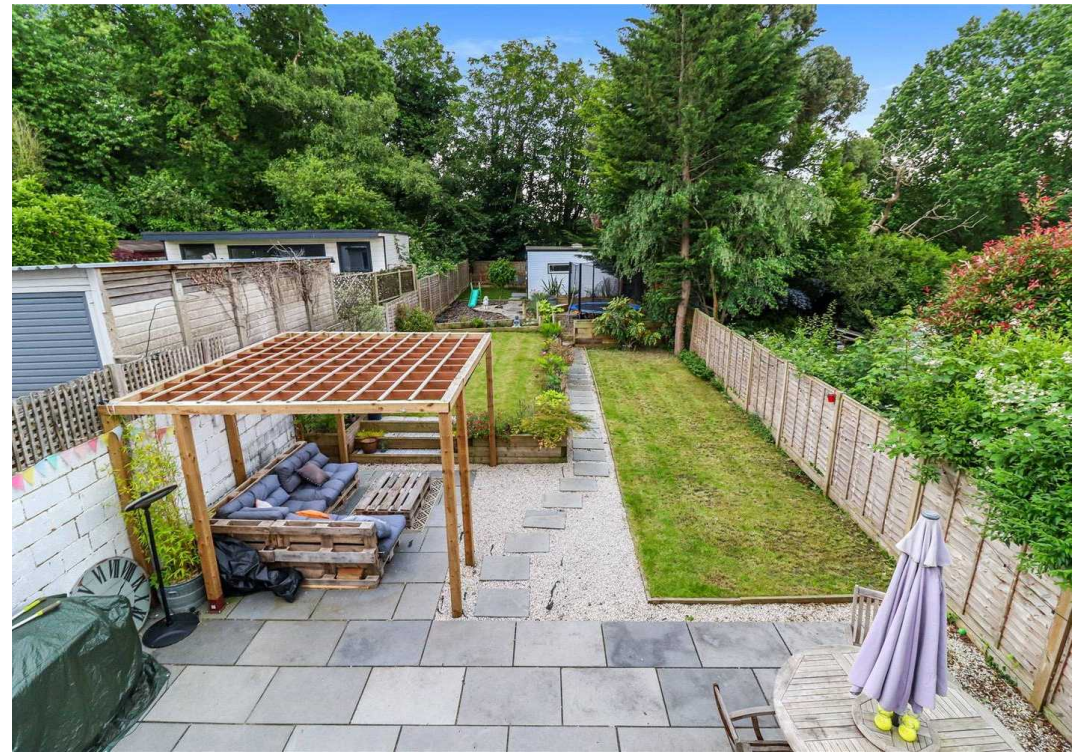
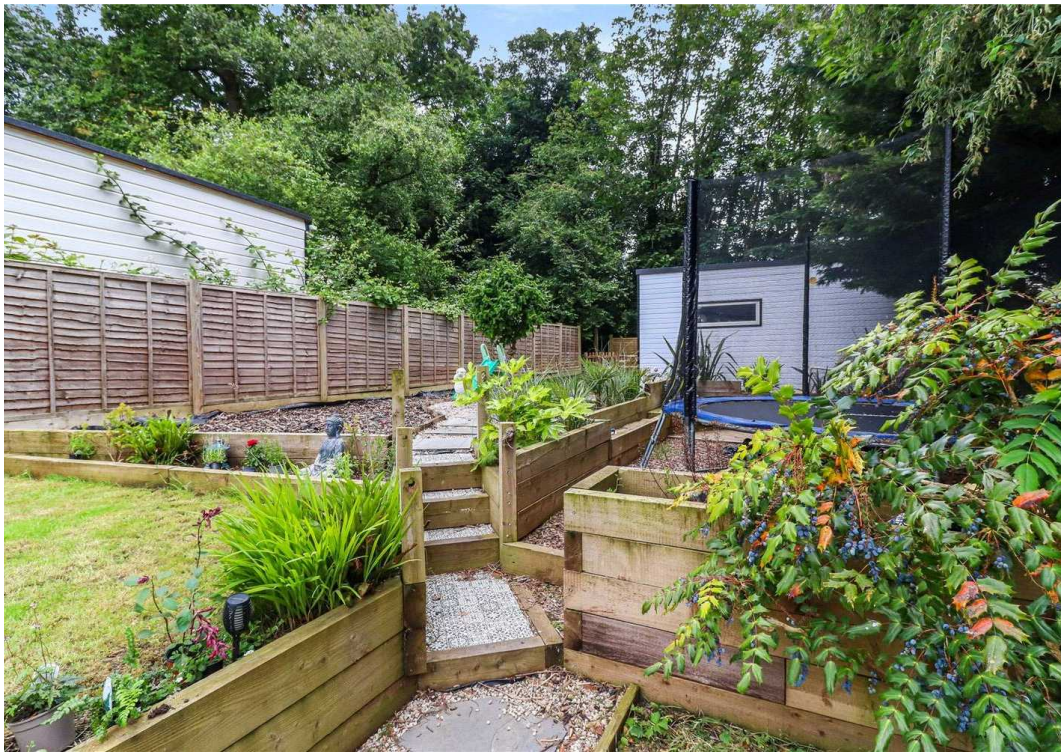
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WOODLANDS ROAD, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1638.80 SQ FT / 152.25 SQ M. INC. OUTBUILDING  
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## Proffitt & Holt

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