

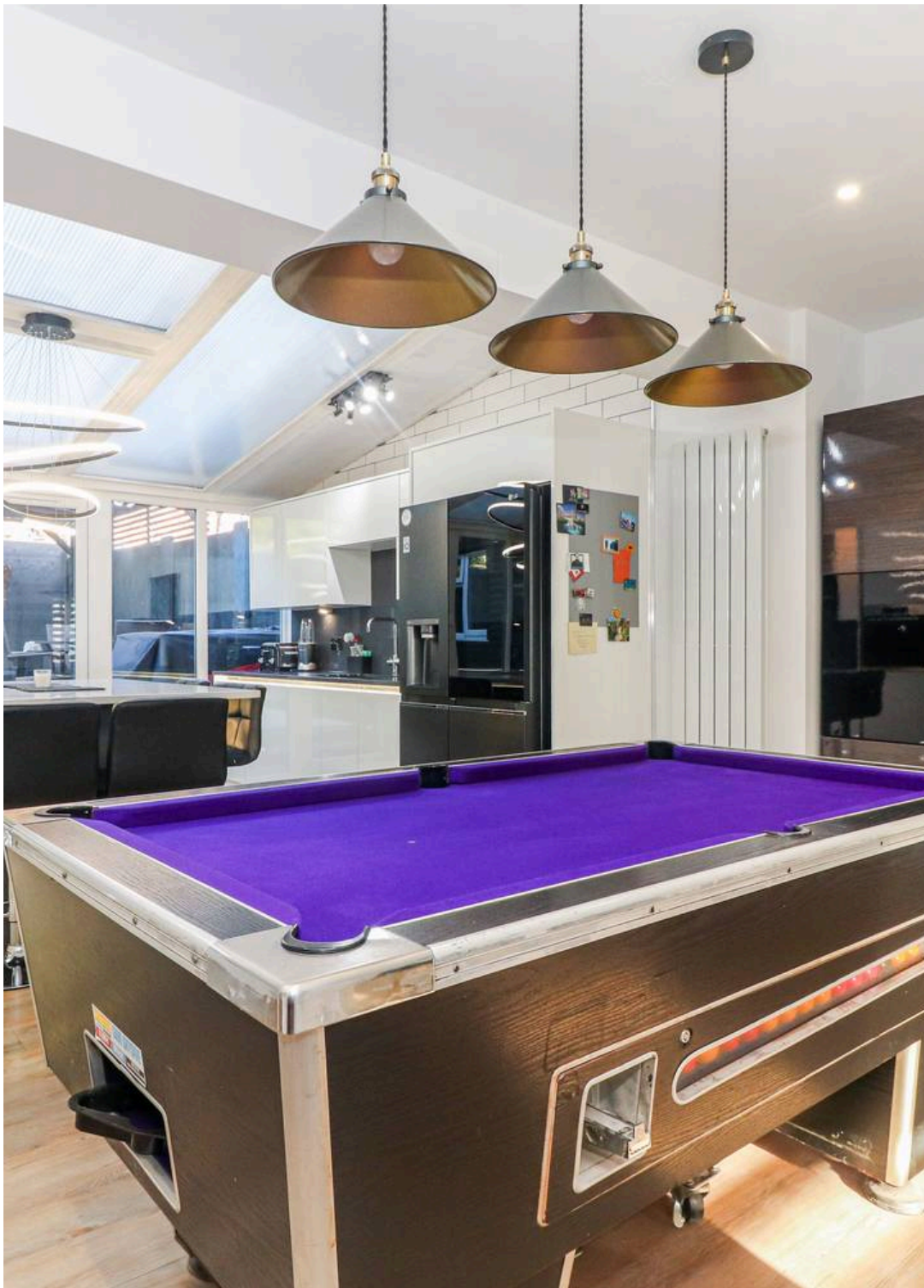


Chambersbury Lane, Hemel Hempstead

£650,000

proffitt
& holt





Chambersbury Lane

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this extended and very well presented four bedroom end terrace family home located in Chambersbury Lane, Nash Mills.

The property is located in a highly sought after area and is within close proximity to a host of nearby transport links and local amenities.

Internally, the property comprises entrance hall, downstairs shower room, living room, and dining area which opens through to a stunning kitchen/breakfast room with doors out to the rear as well as a garage to the ground floor.

To the first floor there are four well proportioned bedrooms (one with en suite shower room) and a family bathroom.

Externally the property boasts a parking to the front, whilst to the rear, there is a private and low maintenance garden with a covered seating area and access to a generous additional space (currently used as a gym) which could also be used as a home office for those wishing to work from home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Chambersbury Lane

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.

or the commuter nearby Apsley mainline station provides a service to London (Euston approx. 30 mins), Junction 20 of the M25 and Junction 8 of the M1 are approximately 2 miles distant.



- Four Bedrooms
- Extended
- Open Plan Kitchen/Breakfast Room
- Three Bathrooms
- Well Presented Throughout
- Driveway Parking
- Gym





For broadband and mobile speeds see:

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

General Information

Services

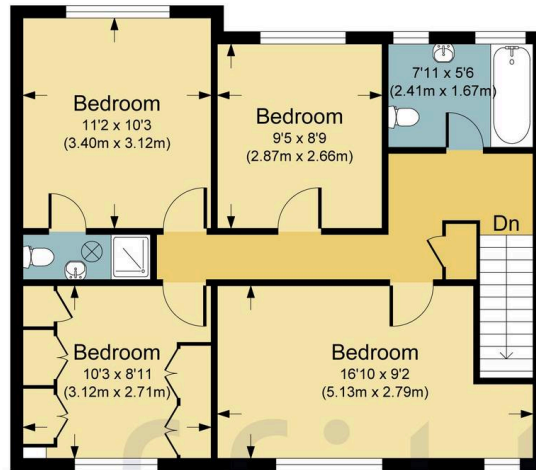
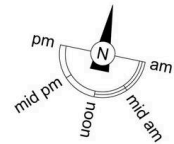
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

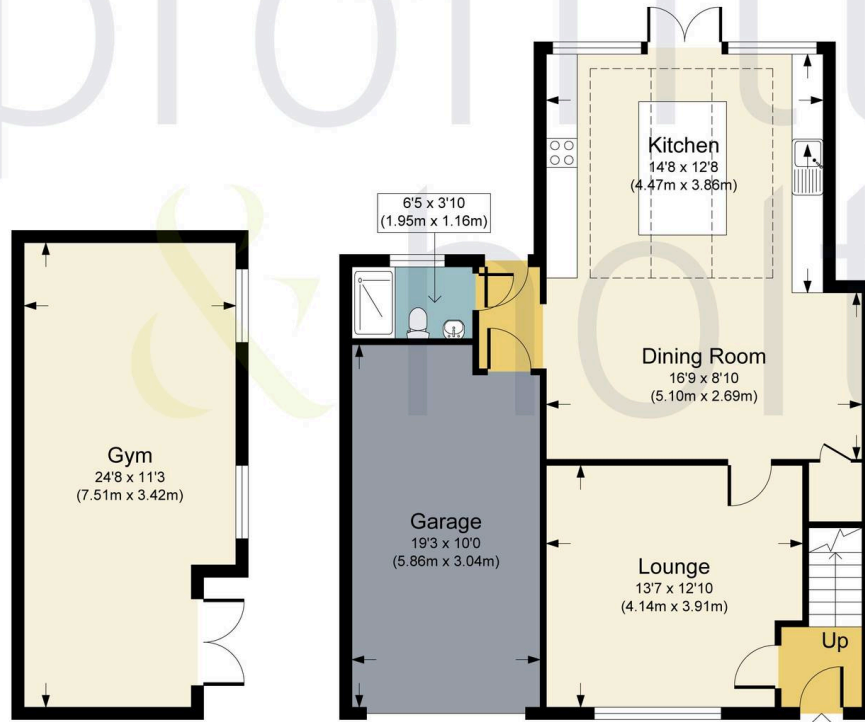
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



Outbuilding

Ground Floor

CHAMBERSBURY LANE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1660.76 SQ FT / 154.29 SQ M. INC. OUTBUILDING
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