



Castles

BELMONT ROAD  
Nash Mills, Hemel Hempstead HP3 9NX



# BELMONT ROAD

Nash Mills, Hemel Hempstead HP3 9NX

**£685,000**  
(Freehold)

Castles



This beautifully extended 3 bedroom detached family home offers spacious and modern living in a sought-after location.



The property features a luxury fitted kitchen that flows seamlessly into an open-plan dining and family sitting area, creating the perfect space for entertaining. A separate lounge, utility area, and a convenient downstairs W/C add to the practicality of the home.

The basement has been transformed into a cozy additional living room/snug, while upstairs boasts three generously sized bedrooms and a stylish family bathroom.

Additional benefits include air conditioning in the kitchen/family room and master bedroom, as well as driveway parking and a garage.

## Specifications

- EXTENDED DETACHED HOME
- 3 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- OPEN PLAN KITCHEN/DINER/LIVING AREA
- UTILITY
- DOWNSTAIRS WC
- GARAGE
- OFF ROAD PARKING
- FULLY EQUIPPED ANNEX/OUTBUILDING





The private rear garden, comes complete with a fully functional outdoor living space that can serve as an annex or home office.



#### **A little about the corner of the world we call home...**

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

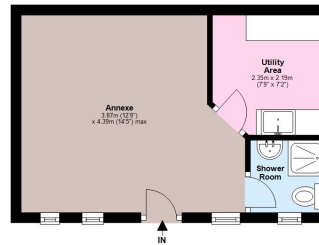
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

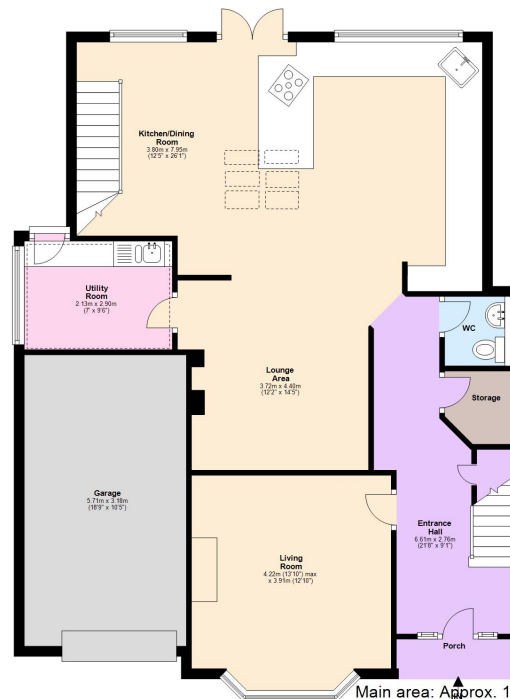
**Council Tax Band: E**

**EPC Rating: D**

**Outbuilding**  
Main area: approx. 7.1 sq. metres (76.2 sq. feet)  
Plus outbuildings, approx. 15.4 sq. metres (166.0 sq. feet)



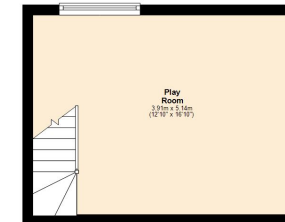
**Ground Floor**  
Approx. 109.0 sq. metres (1173.3 sq. feet)



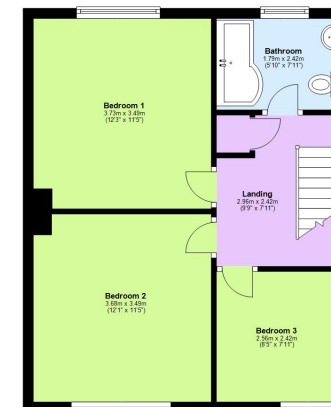
**Main area: Approx. 181.3 sq. metres (1951.1 sq. feet)**  
Plus outbuildings, approx. 15.4 sq. metres (166.0 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Lower Ground Floor**  
Approx. 20.1 sq. metres (215.9 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.7 sq. feet)



**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



**Castles**

[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)