



Castles

LANGLEY AVENUE
Nash Mills, Hemel Hempstead HP3 9NP

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£550,000
(Freehold)

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Presented in fantastic order throughout, this extended family home offers a wealth of living space and is located in a very popular location.



The ground floor comprises of a large entrance hall that leads into an extended kitchen/breakfast room with a range of fitted cupboards and workspace. The property benefits from a large dining room which is flooded with natural light. In addition, there is a good-sized living room and separate office.

To the first floor, three good sized bedrooms can be found all sharing the same bright aspect and well-presented decor. The principal bedroom is equipped with fitted wardrobes/storage and all the bedrooms are all serviced by the family sized bathroom with white suite.

The location offers numerous benefits, including convenient transport links with Apsley Train Station just a short walk away, providing easy access to London and surrounding areas. You will also find a variety of local shops, cafes, and restaurants nearby, as well as well-regarded local schools within the catchment area. For those who enjoy outdoor activities, there are nearby parks and green spaces perfect for relaxation and recreation.

Specifications

- EXTENDED FAMILY HOME
- LARGE KITCHEN/BREAKFAST ROOM
- SEPARATE LIVING ROOM
- UTILITY
- RE-FITTED BATHROOM
- 3 BEDROOMS
- AMPLE PARKING
- SPACIOUS GARDEN



Other features include a separate utility room, ground floor W/C and parking for several cars.



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

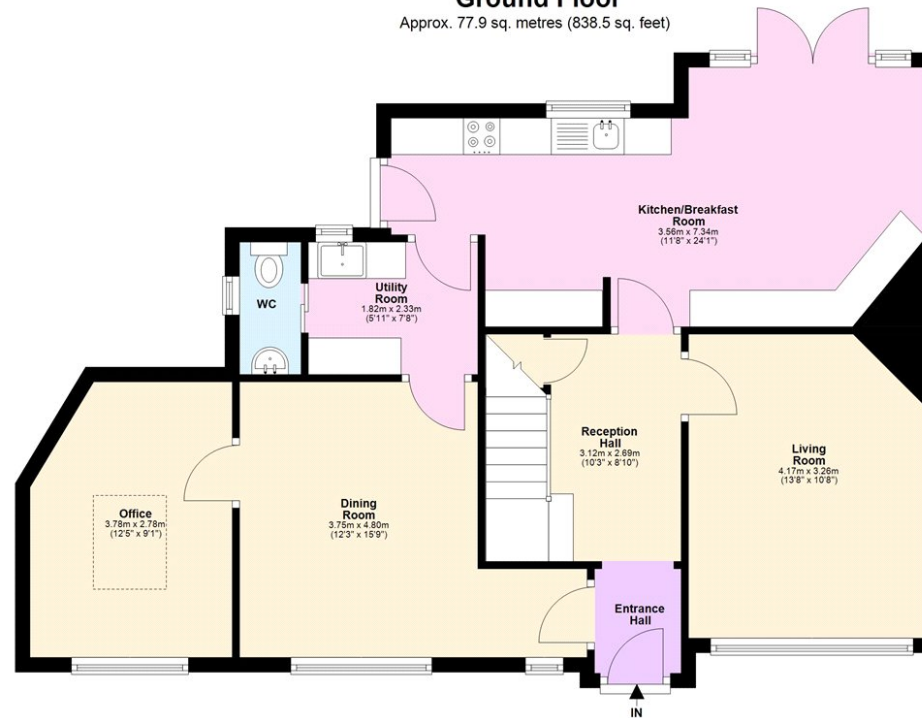
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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:

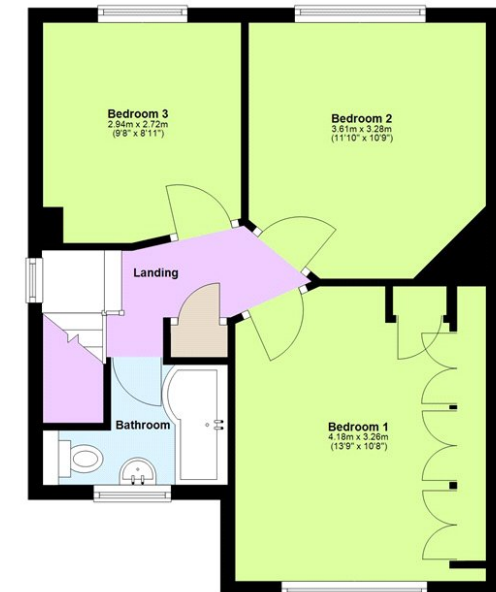
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Ground Floor
Approx. 77.9 sq. metres (838.5 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.9 sq. feet)



Tenure: Freehold
Council Tax Band: D
EPC Rating: D

Total area: approx. 121.0 sq. metres (1302.4 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



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