



Castles

HOBBS HILL ROAD
Nash Mills, Hemel Hempstead HP3 9QF

HOBBS HILL ROAD

Nash Mills, Hemel Hempstead HP3 9QF

£450,000
(Freehold)

Castles



Welcome to Hobbs Hill Road, a generous three-bedroom terraced home nestled in the ever-popular Nash Mills area of Hemel Hempstead.



Set within a friendly residential road, this property offers superb living space, a versatile outbuilding, and plenty of scope for those looking to add their own touch.

Step inside and you are greeted by a welcoming entrance hall leading through to two well-proportioned reception rooms. The living room to the back is perfect for cosy evenings, while the separate dining room offers an ideal space for entertaining family and friends. The kitchen is positioned to the rear with direct access to the garden.

Upstairs you will find three generous bedrooms, all serviced by a family bathroom. Each bedroom enjoys good natural light and offers flexible accommodation for growing families or home office use.

Outside, the plot includes driveway parking and a front garden, while the rear enjoys a more private aspect with space to create something truly special.

Specifications

- 3 BEDROOM TERRACED
- RE FITTED KITCHEN
- RE FITTED FAMILY BATHROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- GREAT LOCATION CLOSE TO APSLEY STATION, GOOD SCHOOLS AND AMENITIES



To the rear of the property you will find a private garden perfect for summer days and evenings.



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.

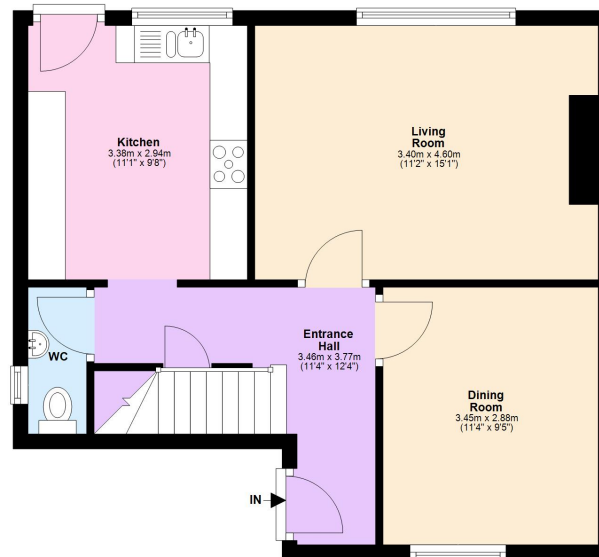
Tenure: Freehold

Council Tax Band: C

EPC Rating: C

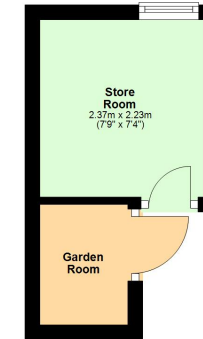
Ground Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



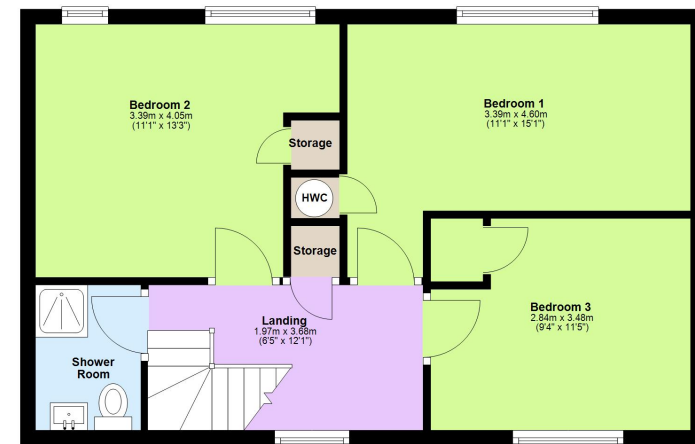
Outbuilding

Approx. 7.3 sq. metres (78.5 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.0 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.castlesestateagents.co.uk