



Castles

THE MALLARDS
Nash Mills, Hemel Hempstead HP3 9DP

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O.I.E.O
£700,000
(Freehold)

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This attractive home offers a wealth of charm and space as well as four good sized bedrooms and a well-maintained garden.



There is an attractive Garden area and Driveway to the front of the house providing plenty of off-road parking, whilst a path leads to the entrance of this welcoming home and into a generous hallway.

Once inside you find a Study, Utility Room, Downstairs WC, large Kitchen/Breakfast room, large Living Room, separate Dining Room, Conservatory and an Outdoor Office. The main Reception Room is spacious and light with a delightful fireplace acting as a great focal point. Double doors open into the Dining Room, which leads into a bright and light Conservatory, while the large Kitchen Area includes a useful Central Island which doubles as workspace and a great area for eating and entertaining. Integrated appliances, two eye levels ovens, and access to the outdoors add to the appeal of this room. The Garden offers a secluded Patio and Lawn Area. The outdoor Building is currently used as an Office but could also be useful for hobbies or storage. There is ethernet cabling Wi-Fi into both the outdoor Office and the Study.

Upstairs offers Four Bedrooms with the master benefitting from a good sized En-suite Bathroom while the Family Bathroom serves the rest of the house.

Specifications

- 4 BEDROOMS
- 3 RECEPTIONS
- OFF ROAD PARKING
- STUDY
- CONSERVATORY
- EN-SUITE TO MASTER
- OUTBUILDING
- QUIET LOCATION
- GREAT CONDITION



This home offers immense charm and has been kept in good order, offering everything needed for a buyer seeking a large and comfortable home.



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:

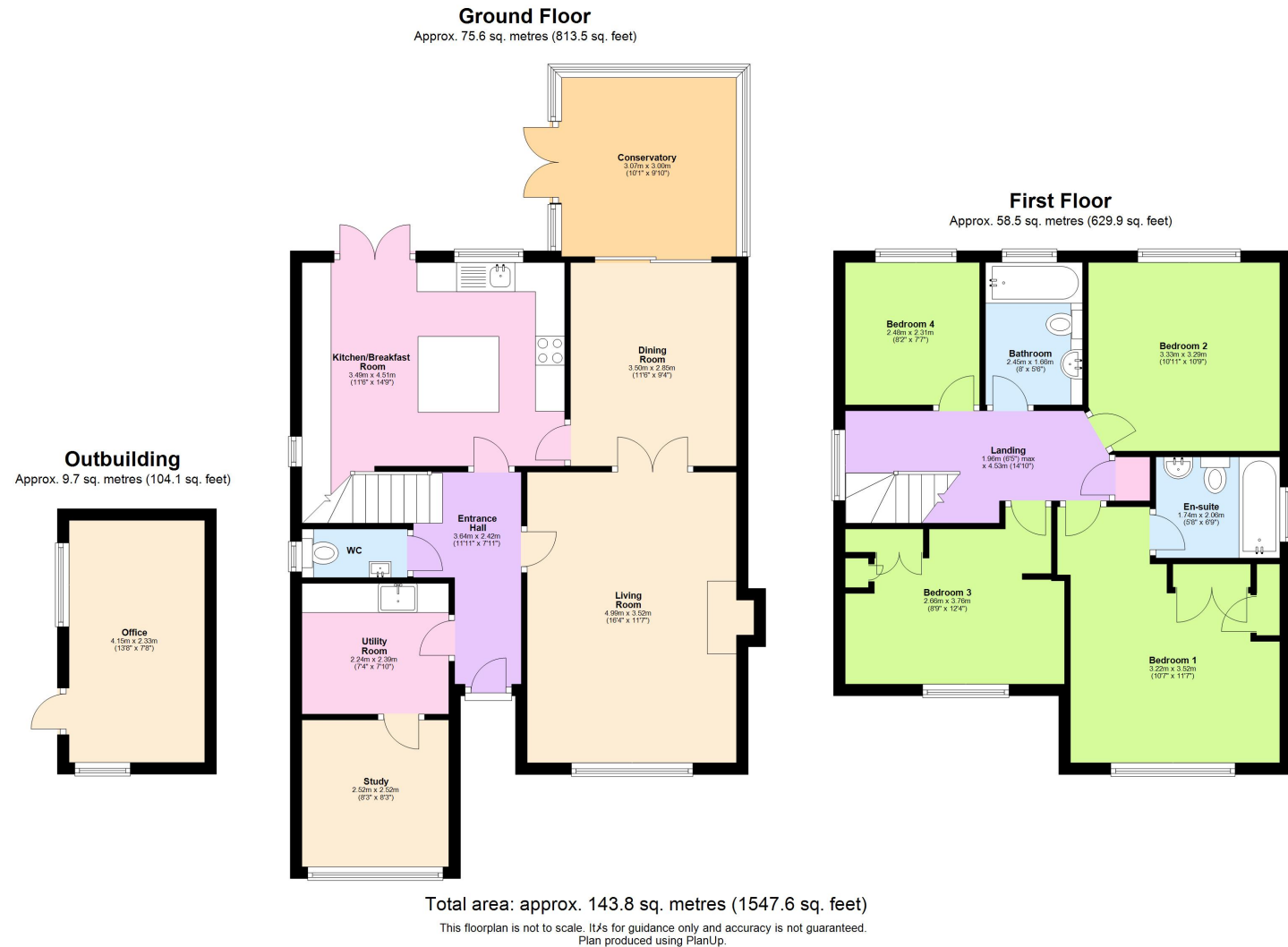
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold

Council Tax Band: F

EPC Rating: D



Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**
Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**
Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**
Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**
Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**
www.castlestateagents.co.uk



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