



Castles

BELSWAINS LANE
Nash Mills, Hemel Hempstead, HP3 9XE

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£695,000
(Freehold)

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This charming Five Bedroom Semi-Detached Period Property, is ideally located on an attractive residential street, within easy reach of local amenities.



This character property - which is split over four floors, offer flexible options ideally suited for modern times. It briefly comprises a beautiful farmhouse style kitchen/dining room, large open- plan reception room, a fully refurbished family bathroom and five spacious double bedrooms.

A lower ground floor annex with a private entrance Hallway, large Bedroom/Reception room, Kitchen and Wet Room has potential to operate as an AirBnb/long term let, which would more than cover the mortgage costs.

The vendors have secured planning permission for conversion into 3 flats. Application number 4/02583/18/FUL

It is 5 minute walk to Long Dean nature reserve and also within easy reach of the M1 and M25. Apsley Train Station is a 10 minute walk along the canal offering excellent commuting links and 30 minute ride into London.

Specifications

- Beautiful Period Property
- 5 Bedrooms
- 2 Receptions
- Potential Self Contained Annex
- Period Features
- Sought After Location
- Private Driveway



The property occupies a corner plot opposite 90 acres of woodland with a small walled cottage garden to the front and side.



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

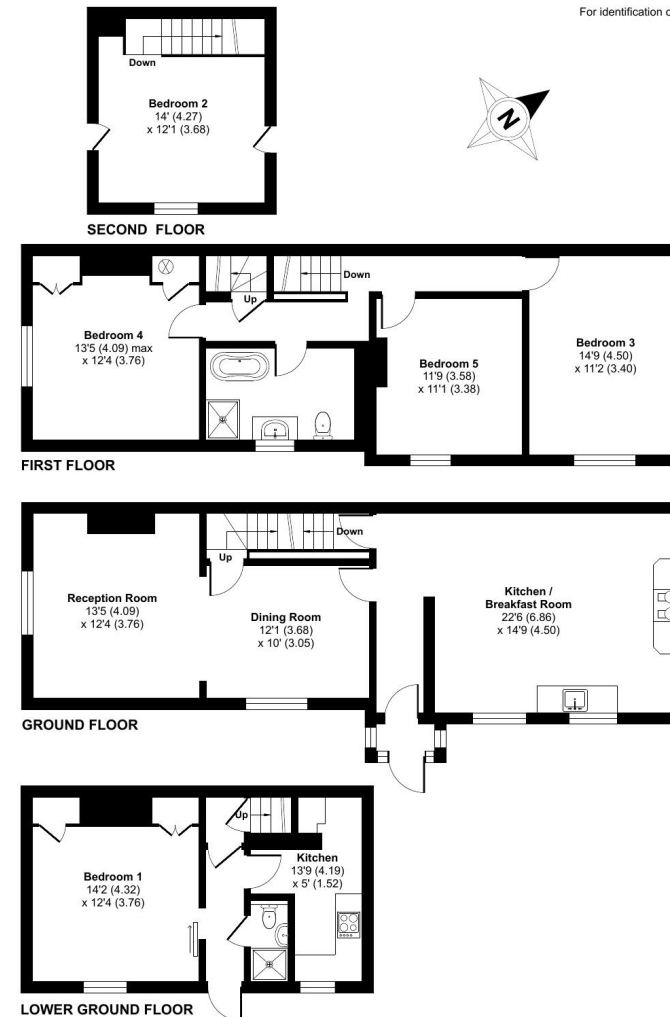
Council Tax Band: D

EPC Rating: D

Belswains Lane, Hemel Hempstead, HP3

Approximate Area = 1874 sq ft / 174.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Rolsons Sales Limited. REF: 1036394

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