



Castles

CROXLEY ROAD

Nash Mills Wharf, Hemel Hempstead HP3 9GU

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£570,000
(Freehold)

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A stunning 5 Bedroom Semi Detached Townhouse. Nestled in a serene neighborhood, this property boasts modern sophistication and spacious living areas perfect for family life.



As you step inside, you're greeted by a light-filled Entrance Hall leading to the heart of the home. The ground floor features a generous Living Room, ideal for relaxing evenings or entertaining guests, while the adjacent Dining area offers a seamless flow into the gourmet Kitchen. Adorned with sleek countertops, high-end appliances, and ample storage space, the Kitchen is a chef's delight.

Upstairs, discover five well-appointed Bedrooms, providing plenty of space for rest and relaxation. The Master Suite offers a peaceful retreat with its own Ensuite Bathroom, creating a luxurious sanctuary to unwind after a long day. Additional Bedrooms provide versatility for guests, children, or home office space to suit your lifestyle.

Outside, the property boasts Off-Street Parking for two cars, ensuring convenience for busy households.

Specifications

- 5 BEDROOM
- SEMI DETACHED TOWNHOUSE
- EN-SUITE TO MASTER
- WALKING DISTANCE TO STATION
- RESIDENT PARKING
- STUNNING CANAL VIEWS



A private Garden awaits, providing a tranquil outdoor oasis for al fresco dining, gardening, or simply soaking up the sunshine.



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.

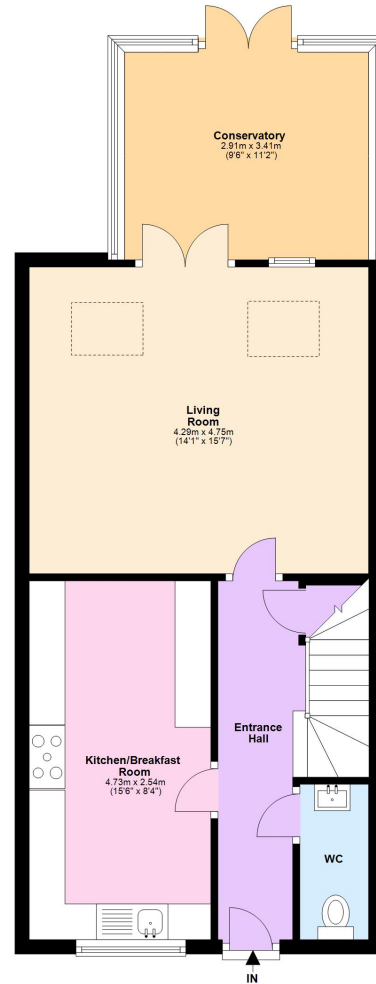
Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

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:

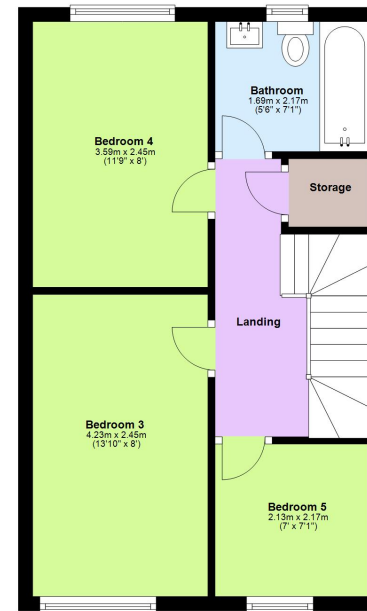
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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



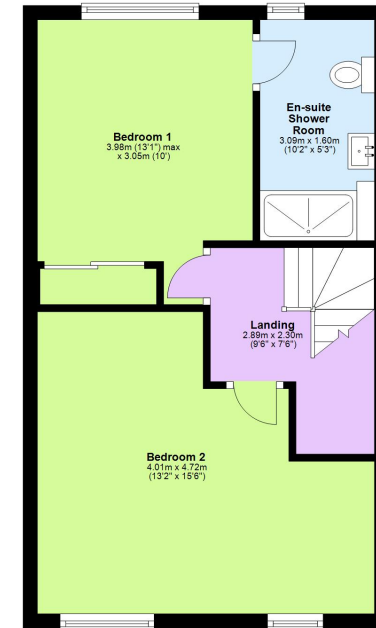
Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Second Floor

Approx. 39.2 sq. metres (422.0 sq. feet)

Total area: approx. 131.1 sq. metres (1411.3 sq. feet)

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

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

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**

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