



Swan Mead, Hemel Hempstead

In Excess of £550,000

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& holt





## Swan Mead

Hemel Hempstead

A beautifully presented four-bedroom, two-bathroom, end of terrace townhouse offering spacious and versatile accommodation across three floors. This canal side property is ideally positioned within easy reach of excellent local amenities, highly regarded primary schools, parks and superb transport links.

Perfectly suited to modern family living, this impressive home features a welcoming entrance hall with two useful storage cupboards, leading to a generous study, playroom/bedroom 4, downstairs cloakroom and access to the integral garage. On the first floor, there is a contemporary kitchen/breakfast room with ample storage and workspace, and a spacious open-plan living/dining/family room where French doors open onto a private balcony, providing the perfect spot to enjoy morning coffee or evening drinks while taking in the peaceful garden views. The top floor offers three well-proportioned bedrooms, including a generous principal bedroom complete with en-suite shower room plus family bathroom. Outside, the enclosed rear south-facing garden offers a safe and private space for children to play, outdoor entertaining and al fresco dining, while to the front, there is driveway parking for two cars.

Situated in a popular residential location, the property is within walking distance of local shops, canal side restaurants, green open spaces and a highly regarded primary school, making it an ideal choice for families. Excellent road and rail connections provide easy access for commuters. Apsley Station is within walking distance, with direct trains to London Euston, while nearby amenities cater for every day-to-day convenience.

Combining generous living space, flexible accommodation, a delightful balcony overlooking the garden and an excellent family-friendly location, this superb townhouse represents a fantastic opportunity for buyers seeking a home ready to move straight into. Early viewing is highly recommended.





## Swan Mead

Hemel Hempstead

The historic area of Nash Mills provides excellent facilities including access to excellent local schools, The Grand Union canal and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter, nearby Apsley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 and Junction 8 of the M1 are a distance of approximately two miles.

- End of Terrace Town House
- Four Bedrooms
- Two Bathrooms
- Balcony Overlooking Rear Garden
- Integral Garage
- Driveway Parking
- Close to Local Primary School and Shops
- Private, Rear, South-Facing Garden
- Walking Distance To Apsley Mainline Station





## General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: E

Tenure: Freehold

## Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





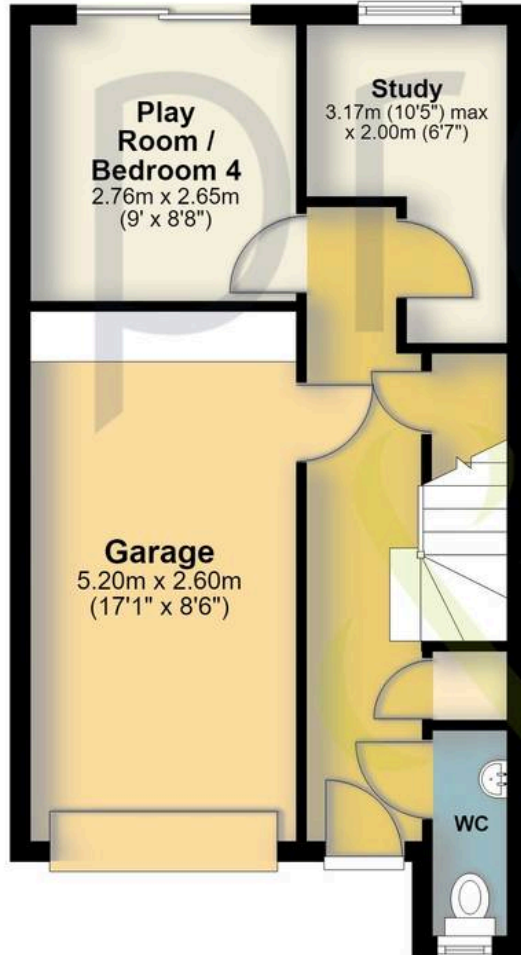


## First Floor

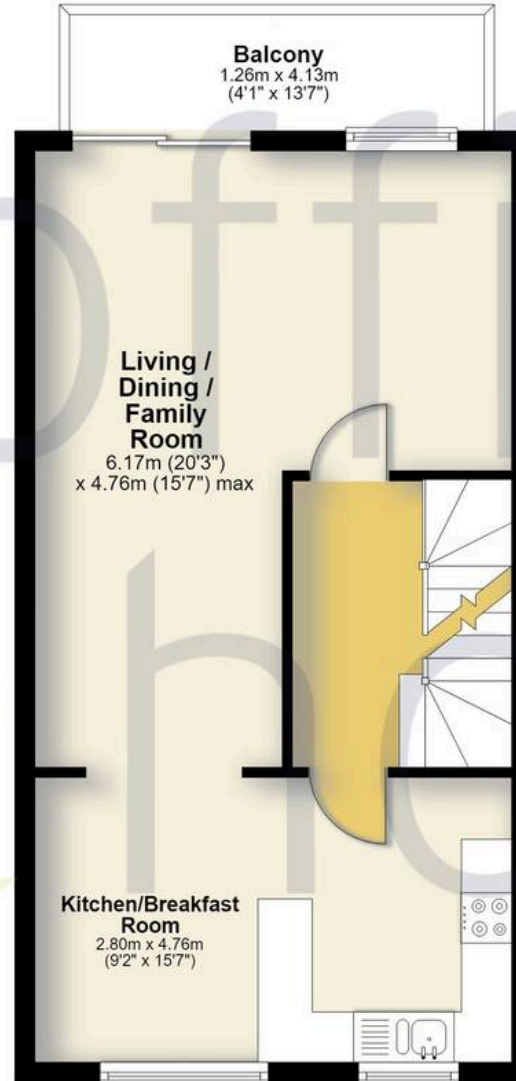
Approx. 43.1 sq. metres (463.6 sq. feet)  
(excluding Balcony)

## Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)

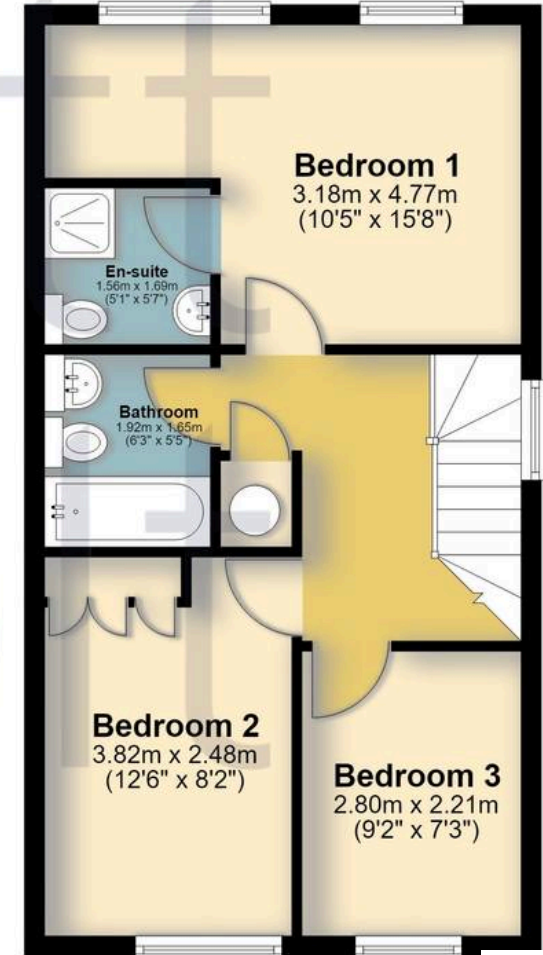


**Balcony**  
1.26m x 4.13m  
(4'1" x 13'7")



## Second Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 125.3 sq. metres (1348.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





## Proffitt & Holt

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