

# The Mallards, Hemel Hempstead

In Excess of £525,000

proffitt & holt



# The Mallards

## Hemel Hempstead

We are delighted to introduce this immaculately presented three double bedroom semi-detached house, set within a modern and sought-after development that offers both style and convenience for today's discerning buyer.

Arranged thoughtfully over three floors, the accommodation itself is spacious and versatile, making it an ideal choice for families or professionals alike. As you step inside, you are greeted by a welcoming entrance hall that leads to a wc and a contemporary open-plan living and dining area, perfect for both relaxing evenings and entertaining guests. The kitchen is beautifully appointed with sleek, modern units and integrated appliances, ensuring a practical and enjoyable cooking experience. Upstairs, you will find three generously sized bedrooms, including a luxurious master suite complete with its own en-suite shower room for added privacy and comfort. The remaining bedroom (on the top floor) is well-proportioned and has access to a stylish family bathroom, finished to a high standard.

The property also benefits from a dedicated home office, thoughtfully positioned in the garden, providing an ideal space for remote working or creative pursuits without compromising on living space inside the house. Every aspect of this home has been carefully maintained and tastefully decorated, allowing you to move straight in and enjoy its many features from day one. Allocated parking is provided for two vehicles, offering peace of mind and convenience for residents and visitors. The location is another highlight, with excellent transport links nearby that make commuting and daily travel a breeze, whether you are heading into the city or exploring the local area.

With its combination of modern design, practical layout and superb presentation throughout, this property truly stands out as a fantastic opportunity in a vibrant and well-connected neighbourhood. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.







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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 approx. 30 mins), Junction 20 of the M25 and Junction 8 of the M1 are approximately a distance of two miles.

- Three Double Bedrooms
- Semi Detached
- Set Over Three Floors
- Modern Development
- En-Suite to Master Bedroom
- Allocated Parking
- Home Office in Garden
- Well Presented Throughout
- Excellent Transport Links
- Underfloor Heating Downstairs



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

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/

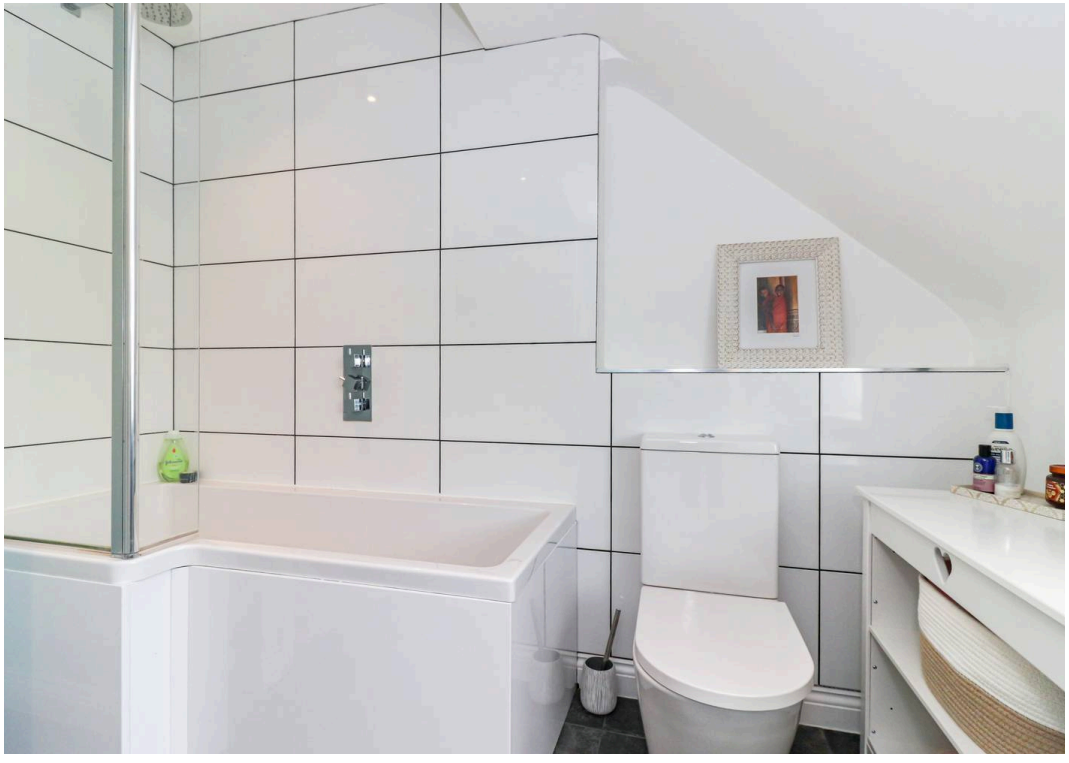
Fixtures and Fittings

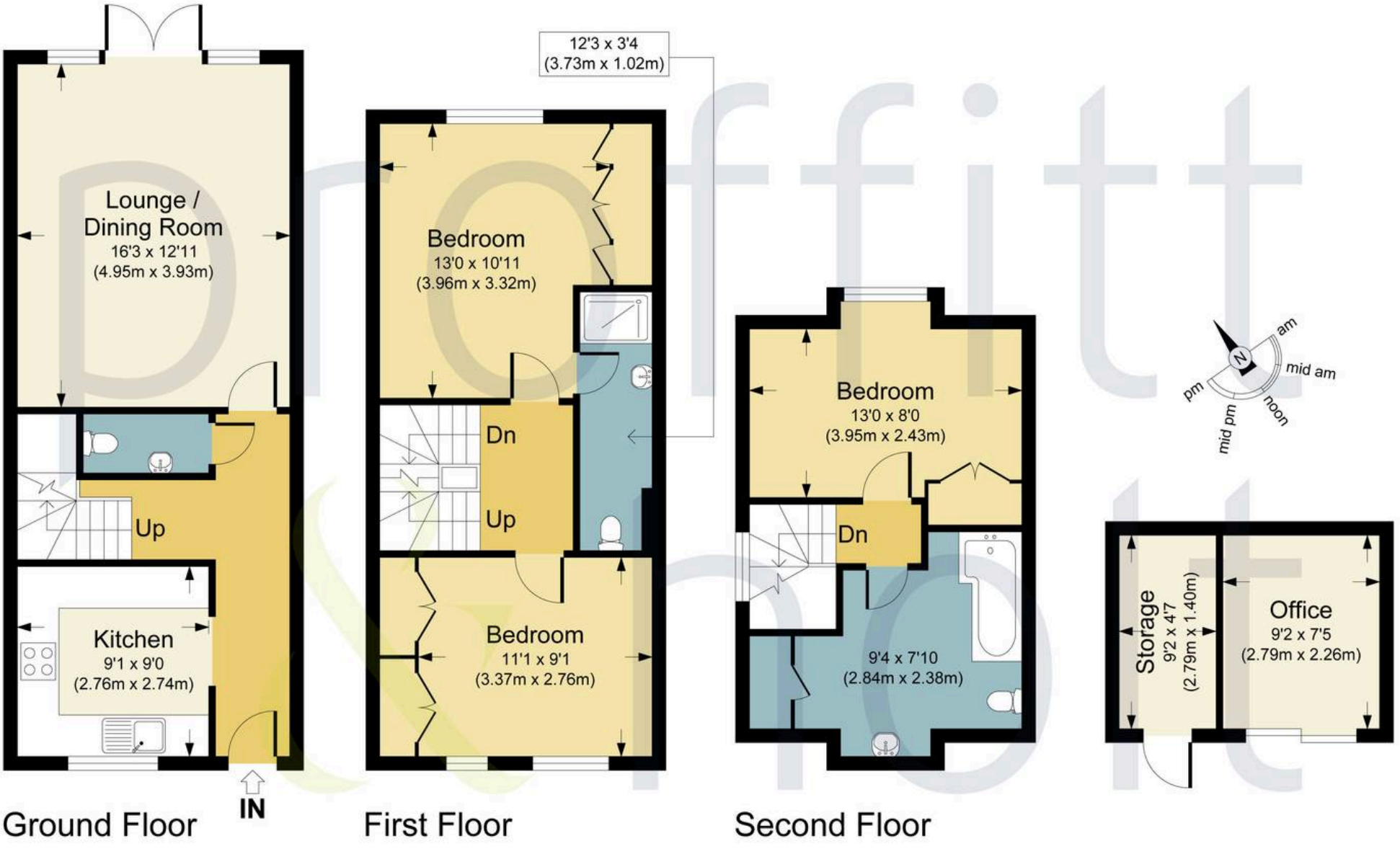
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein can include any text here. The text can be modified upon generating your brochure.












THE MALLARDS, HP3

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