



King Edward Street, Apsley, Hemel Hempstead, HP3 0AE
Asking price £675,000

Sears & Co
estate & letting agents



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Sears & Co

AN EXTENDED four bedroom detached family home, with accommodation spanning in excess of 1300SQFT, with the added benefit of an ANNEX style space, situated in this PRIME position on King Edward Street, Apsley Manor Estate, HP3, just 0.6 miles approx from Apsley mainline train station.

The layout includes an entrance porch, entrance hallway, BAY FRONTED living room, IMPRESSIVE 20FT OPEN PLAN dining/family area with a LUXURIOUS fitted kitchen, downstairs w/c, three WELL PROPORTIONED first floor bedrooms and a REFITTED family bathroom with a four piece suite. The annex is accessed via a separate door from the rear garden and comprises a bedroom, MODERN shower room and study/store area.

Externally the property further benefits from DRIVEWAY PARKING, an area of front garden and a MATURE private rear garden arranged over split levels. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Tiled flooring. Access to the entrance hallway.

Entrance Hallway

Window. Radiator. Herringbone style flooring. Stairs to the first floor accommodation. Under stair storage cupboard. Access to the living room, dining area and w/c.

W/C

Fitted with a low level w/c.

Living Room

Double glazed bay window. Radiator. Feature fireplace. Wood flooring.

Kitchen/Dining/Family Room

Double glazed door to the side aspect. Double glazed sliding doors to the garden. Four double glazed windows. Velux style window. Fitted with a range of eye and base level units with Calacatta marble style quartz work surfaces over also forming upstands, splash back, covered window sill and an island. Integrated 'AEG' oven. Induction hob with extractor over. Integrated washing machine. Integrated dishwasher. Space for a freestanding fridge freezer. Inset one and a half bowl sink with drainer unit and mixer tap. Herringbone style flooring. Vertical radiator. Fireplace. Recessed down lighting.

First Floor Landing

Double glazed window. Access to the loft. Access to all rooms.

Bedroom

Double glazed window. Radiator. Wood flooring. Fireplace.

Bedroom

Double glazed bay window. Radiator. Wood flooring.

Bedroom

Double glazed window. Radiator. Wood flooring.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower enclosure, tile enclosed bath with shower attachment over, cabinet enclosed wash hand basin and a low level w/c.

Wood effect flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

Annex Bedroom

Double glazed door. Double glazed window. Radiator. Wood effect flooring. Stairs rising to the annex store/study. Access to the shower room.

Shower Room

Double glazed window. Fitted with a three piece suite to include a quadrant shower enclosure with electric shower, wall mounted wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled flooring. Extractor fan.

Annex Store/Study Area

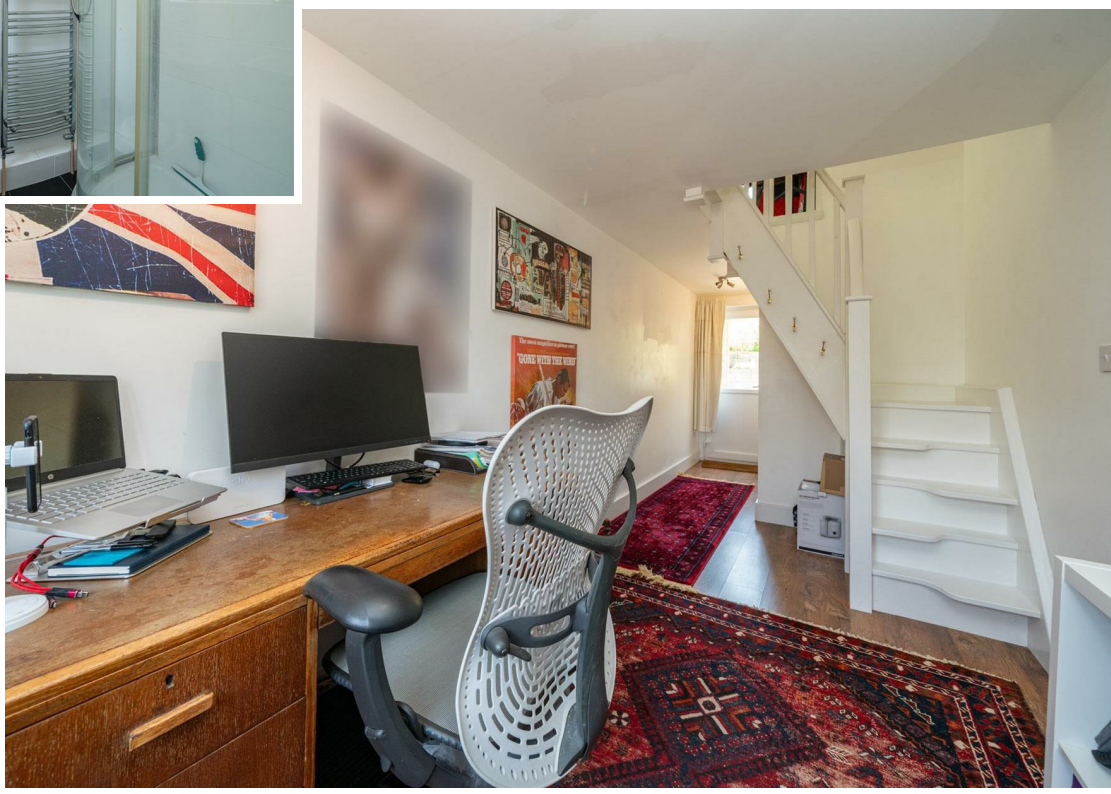
'Port hole' style window. Two frosted glass windows. Radiator.

To The Front

An area of hardstanding providing driveway parking. An area of front garden mainly laid with wood chippings and areas of planting. 'Crazy paving' style pathway leading to the front door. Gated side access.

To The Rear

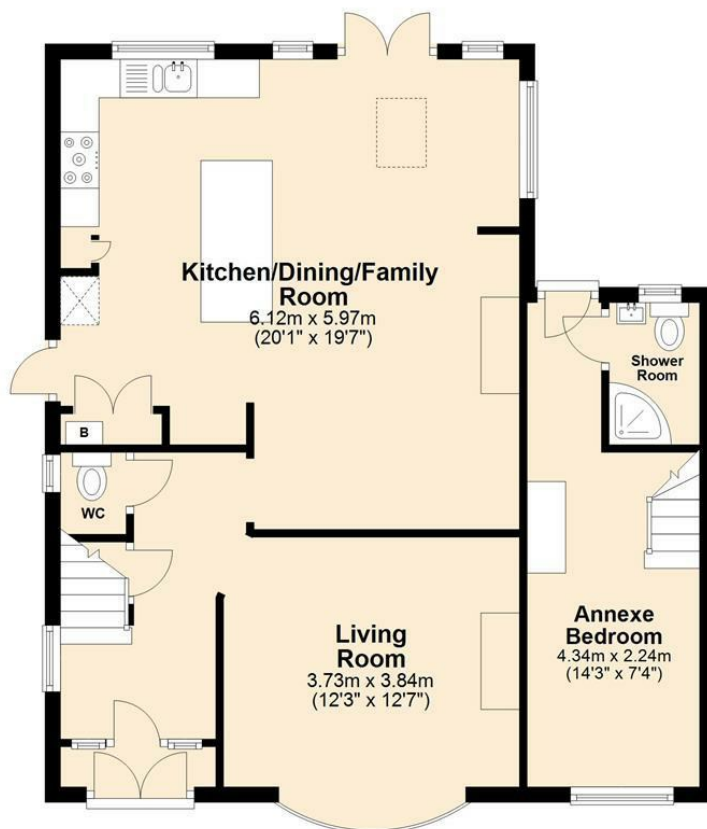
A private garden arranged over split levels and laid with areas of patio and lawn. Courtesy door into the annex. Outside tap. Planted borders. Raised planted beds. Enclosed primarily by timber panel fencing. Gated side access.





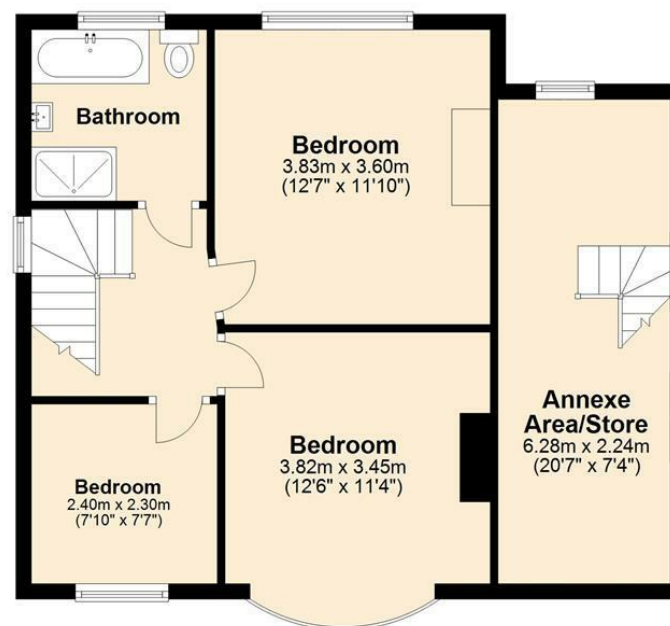
Ground Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



First Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 129.1 sq. metres (1389.5 sq. feet)

This Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		