





£460,000

OFFERED TO THE MARKET WITH NO UPPER CHAIN. We are delighted to offer for sale this superbly presented modern end of terrace townhouse, situated in this highly sought after Apsley location within walking distance to Apsley mainline station. Briefly comprising an impressive lounge dining room with a feature glass vaulted ceiling and double doors leading to a fully enclosed all year round garden, a rear gate leads to the parking area and garage. The kitchen has been refitted and benefits from a full range of integrated appliances, a downstairs cloakroom completes the ground floor accommodation, To the first and second floors can be found a family bathroom and four generous bedrooms, three of which benefit from built in wardrobes and the master also has an ensuite shower room. 'Apsley village' is a favoured area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. whilst it also enjoys the picturesque benefits of the Grand Union Canal and Marina which can be found nearby.

Property Description

Entrance Hall

Double glazed composite front door opens to the entrance hall, stairs to the first floor, storage cupboard, thermostat control, Oak flooring, radiator, recessed spot lights.

Cloakroom

Comprising a low level WC, wash hand bow with mixer tap and cupboard below, radiator, recessed spot lights, tiled floor.

Lounge/Diner

A lovely bright room with double glazed windows and french doors leading on to the garden with further glass vaulted ceiling with fitted blinds, two panelled radiators, Oak flooring, TV & telephone points.

Kitchen

A refitted kitchen with a range of wall and floor mounted storage units with solid wood work surfaces, wine rack, one and a half bowl stainless steel sink with single drainer and mixer taps, built in AEG electric oven with four ring gas hob and an extractor hood over, built in washing machine, dishwasher and fridge freezer, space for fridge freezer, panelled radiator, recessed spot lights as well as feature lighting at floor level, double glazed window to front, tiled surrounds and flooring.

First Floor Landing

Stairs to the first floor, door to airing cupboard, double glazed window to side, radiator, stairs to the second floor.

Bedroom Two

With a double glazed window to the front aspect, radiator, built in wardrobes, Oak flooring.

Bedroom Four

With a double glazed window to the rear, radiator, Oak flooring.

Family Bathroom

a white three piece suite comprising a panel bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin with mixer tap, tiled walls and tiled floor, panelled radiator, recessed spot lights, extractor fan, shaver point.

Second Floor Landing

Stairs rise to the second floor, double glazed window to the side, radiator.

Bedroom One

A master bedroom with a double glazed window to the rear aspect, a range of built in wardrobes, Oak flooring, panelled radiator, access to the loft.

Ensuite

A modern en suite shower room comprising a walk in shower cubicle with wall mounted shower with hand held attachment and a fixed rainfall shower head, pedestal wash hand basin with mixer tap, low level WC, tiled walls and tiled floor, heated towel rail, extractor fan, recessed spot lights.

Outside

Garage

Situated to the rear of the property with up and over door, useful eaves storage space, allocated parking space to the front of the garage with further visitor parking.

Rear Garden

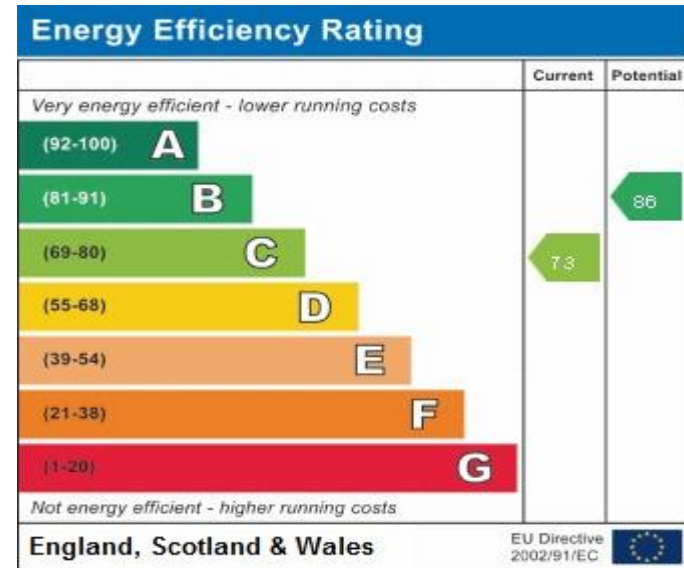
A feature of the property is the low maintenance fully enclosed rear garden, screened by a brick wall and panel fencing with a gated access to the rear and garage, a paved area extends the full width of the house, leading to an artificial lawn for all year use, outside tap and light.



WHITE LION STREET, HEMEL HEMPSTEAD HP3 9RQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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