

**Offers in Excess of
£500,000**

We are delighted to offer for sale this superbly presented character home situated in this highly sought after location within easy reach of Apsley mainline station and within catchment of Two Waters School. The property has undergone extensive refurbishment in recent years by the current owners and warrants an immediate internal inspection. Boasting a lovely cottage lounge with feature fireplace, a refitted kitchen dining room with integrated appliances, a conservatory with utility/cloakroom, with three double bedrooms and a luxury Burlington four piece bathroom suite. Whilst large gardens complete this lovely cottage home.

Property Description

Entrance

Recently replaced composite front door set within a recessed storm porch.

Entrance Hall

With a tiled floor, stairs to the first floor with under stairs storage shelves and cupboard, radiator, recessed spot lighting.

Lounge

With a walk in double glazed bay window to the front, feature Victorian cast iron working fireplace, exposed floor boards, feature radiator, TV point.

Kitchen/Diner

Set in two defined areas.

Kitchen

A refitted kitchen boasting a wide range of base and eye level storage units, with complimentary work surface areas, an inset single drainer sink unit with mixer and boiling tap, integrated fridge freezer and dish washer, four ring induction hob with extractor hood over and built in oven with separate microwave combination oven, breakfast bar, recessed spot lights and integrated ceiling speakers, tiled flooring.

Dining Area

Cupboard housing a wall mounted gas boiler, feature wall hung radiator, tiled floor, door and window to the conservatory.

Conservatory

A double glazed hardwood conservatory enjoying views of the gardens and beyond, wall light points, radiator, wood flooring, twin doors to the rear garden.

Utility / Cloakroom

Comprising a low level WC, wash hand basin with mixer tap housed in a vanity unit with cupboard below, work surface area with space and plumbing below for a washing machine and dish washer, door to airing cupboard housing hot water tank, feature glass block work.

First Floor Landing

Stairs rise to the first floor landing, thermostat control, recessed spot lighting, stairs rising to the second floor.

Bedroom Two

Double glazed window to the front, radiator, exposed floor boards.

Bedroom Three

Double glazed window with lovely far reaching views, radiator.

Bathroom

A luxury refitted Burlington four piece bathroom suite comprising a low level WC wash hand basin with mixer tap, bath with central mixer tap and hand held shower attachment, shower cubicle with glass screen, hand held shower with fixed rainfall shower over, heated chrome towel rail, double glazed window to the rear, wall light points.

Second Floor

Bedroom One

With a double glazed window enjoying lovely far reaching views towards Hemel and beyond, radiator, exposed ceiling timbers, built in wardrobes to one wall and eaves storage cupboards.

Front Garden

An open plan front garden with pathway to the front door, outside light.

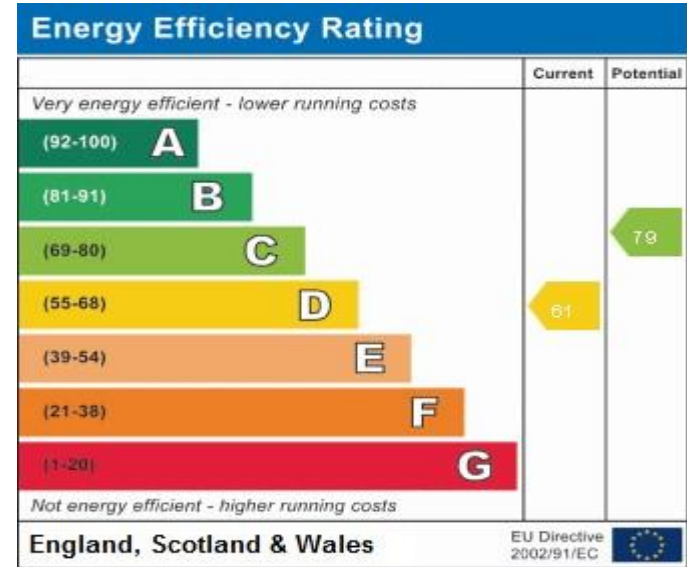
Rear Garden

An undoubted feature of the property is the generous fully enclosed rear garden. Extending to approximately 100 feet in depth. With a paved area to the immediate rear with outside hot and cold water tap, and lighting there is also a storage space underneath the house and gated side access. The gardens are laid mainly to lawn with established shrubs and bushes.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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