





£525,000

We are delighted to offer for sale this superbly presented Four bedroom town house located in this highly sought after canal side development backing directly onto the Grand Union Canal, Offering flexible living accommodation over three floors, that briefly comprise, an L shaped ground floor bedroom/ family room, a luxury refitted kitchen with built in appliances, an L shaped lounge dining room with balcony enjoying stunning southerly facing views over the canal, three further bedrooms, the master boasting an ensuite shower room and a luxury family bathroom. All located within walking distance of Apsley mainline station.

Property Description

Entrance Hall

Front door set beneath a recessed storm porch, opens to the entrance hall. Stairs to the first floor, recessed spot lighting, radiator, two storage cupboards.

Cloakroom

Comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below.

Bedroom Four / Family Room

An L shaped room with a double glazed window and double glazed sliding doors to the rear garden, radiator, tiled floor.

First Floor Landing

Stairs rise to the first floor landing, radiator.

Lounge/Diner

An L shaped room set in two defined areas.

Lounge

With double glazed bifold doors opening to the balcony, double glazed window with stunning views over the Grand Union canal, radiator, wood effect flooring, air conditioning unit.

Dining Area

Archway from the lounge, radiator, twin glazed doors to the kitchen.

Kitchen

A refitted kitchen benefitting from a wide range of base and eye level storage units, with Quartz work surface areas an matching upstands, inset single drainer sink unit with mixer tap set below a double glazed window to the front, further double glazed window, built in double oven and five ring gas hob with extractor over, integrated dish washer, cupboard housing a wall mounted Worcester gas boiler, recessed spot lighting.

Second Floor Landing

Stairs to the second floor landing, radiator, storage cupboard, recessed spot lights, access to the loft.

Bedroom One

With two double glazed windows to the rear enjoying stunning views of the Grand Union canal, radiator, recessed spot lights, air conditioning unit, built in wardrobes.

Ensuite

A three piece suite comprising a low level WC, wash hand basin with mixer tap, tiled shower cubicle with hand held shower and fixed rainfall shower head, heated towel rail, extractor fan, recessed spot lights.

Bedroom Two

Double glazed window to the front, radiator, recessed spot lights.

Bedroom Three

Double glazed window to the front, radiator, recessed spot lights.

Family Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, panel bath with shower with hand held shower attachment and fixed rainfall shower head over, tiled surrounds, heated towel rail, shaver point, extractor fan and recessed spot lights.

Outside

Integral Garage

The garage has been part converted to provide additional living accommodation within bedroom four/ family room. With the up and over door opening to storage.

Driveway

Block paved driveway parking to the front of the property, up and over door to storage. Outside lights and cold water tap.

Rear Garden

A fully enclosed Southerly facing rear garden backing directly onto the Grand Union Canal, with outside cold water tap, outside light, gated rear access.



SWAN MEAD, HEMEL HEMPSTEAD HP3 9DX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1391 sq.ft. (129.3 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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