





**Offers in Excess of
£549,500**

Situated in highly sought after location close to Apsley train station and a host of local amenities, this well presented four bedroom townhouse is welcomed to the market with NO ONWARD CHAIN. Comprising fully fitted kitchen, lounge with access to the garden, four double bedrooms and two Jack & Jill bathrooms. The property also benefits from two allocated parking spaces.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Radiator, stairs rising to first floor, doors to WC, kitchen and lounge.

CLOAKROOM

Low level WC, radiator, wall-mounted wash hand basin, extractor fan, tiled floor.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap and drainer, integrated double oven and gas hob with extractor fan over, radiator, integrated fridge freezer, washing machine and dishwasher, cupboard housing wall-mounted gas boiler.

LOUNGE

Double glazed windows and doors to rear, double glazed window to side aspect. Two radiators, under stairs storage cupboard.

LANDING (First Floor)

Double glazed frosted window to side aspect. Radiator, stairs rising to second floor, doors to bedrooms one, four and Jack and Jill bathroom.

BEDROOM ONE

Double glazed window to side aspect, double glazed window and doors to rear and Juliet balcony. Radiator, door to Jack and Jill bathroom.

BEDROOM FOUR

Two double glazed windows to front aspect. Radiator, a range of built-in wardrobes.

JACK-AND-JILL BATHROOM

Low level WC, wall-mounted wash hand basin, panelled bath with shower over and shower screen, extractor fan, towel radiator, built-in mirrored cabinet, tiled floor, part tiled walls.

LANDING (Second Floor)

Double glazed frosted window to side aspect. Radiator, access to loft space, doors to bedrooms two, three and Jack and Jill bathroom.

BEDROOM TWO

Two double glazed windows to rear aspect, double glazed window to side aspect. Radiator, door to Jack and Jill bathroom.

BEDROOM THREE

Two double glazed windows to front aspect. Radiator, storage cupboard housing hot water cylinder.

JACK-AND-JILL BATHROOM

Low level WC, wall-mounted wash hand basin, panelled bath with shower over and shower screen, radiator, extractor fan, part tiled walls, tiled floor.

OUTSIDE

PARKING

Two allocated parking spaces.

FRONT GARDEN

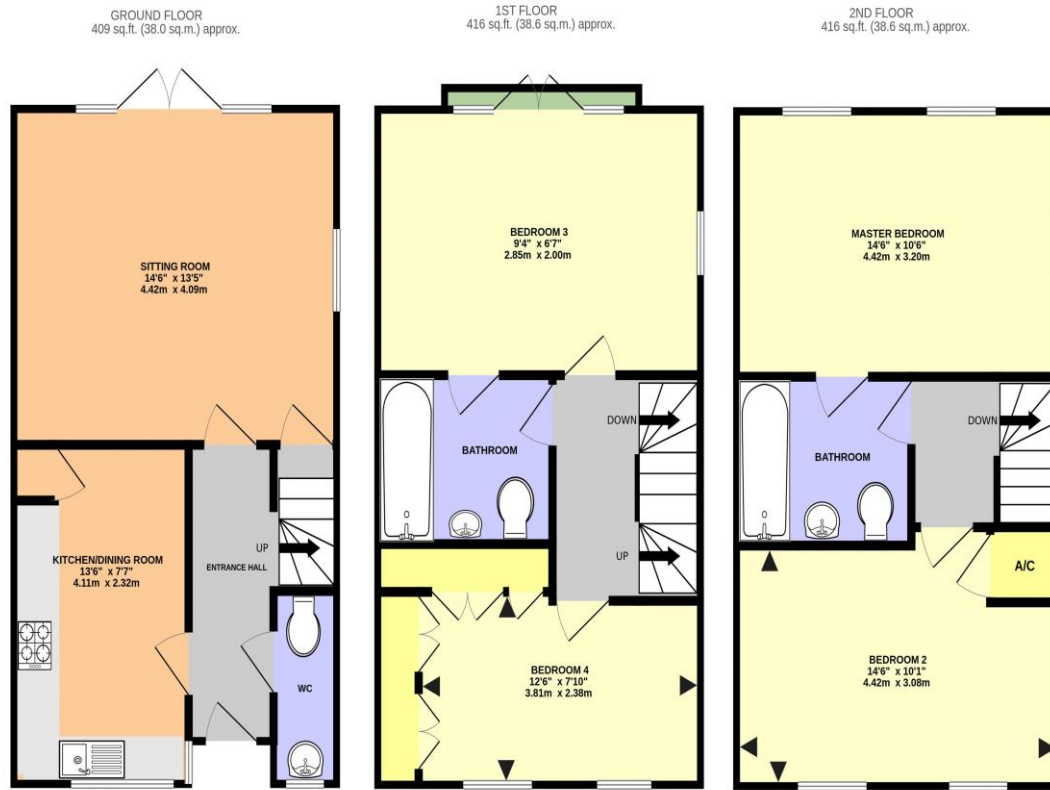
Mature flower and shrub beds, outside light.

REAR GARDEN

Mainly laid to lawn with patio area, pathway to rear gated access, timber storage shed, mature flower and shrub beds.

COUNCIL TAX BAND: E

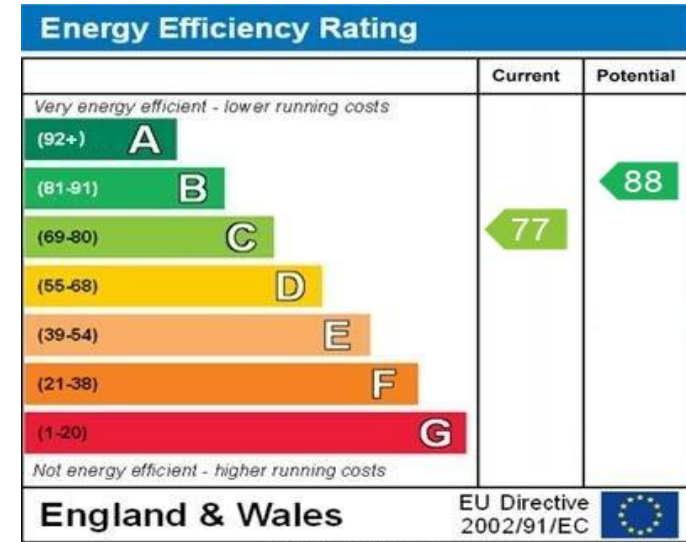
EPC RATING: C



BUTTERFLY CRESCENT, NASH MILLS WHARF, HP3 9GS

TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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.

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