





**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.

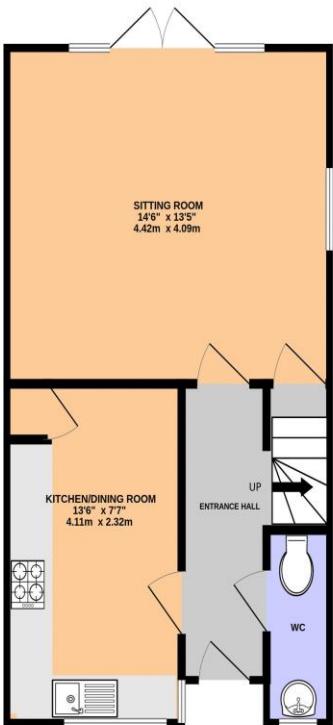
REAR GARDEN

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

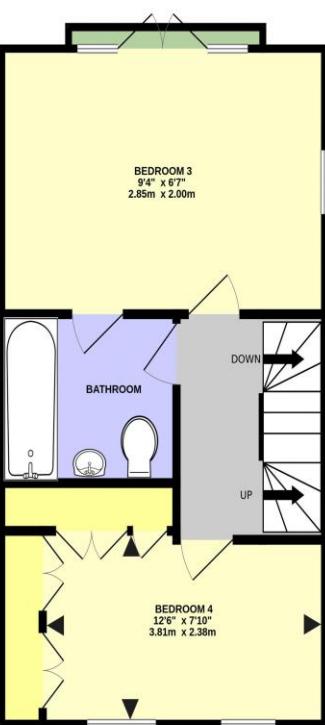
COUNCIL TAX BAND: E

EPC RATING: C

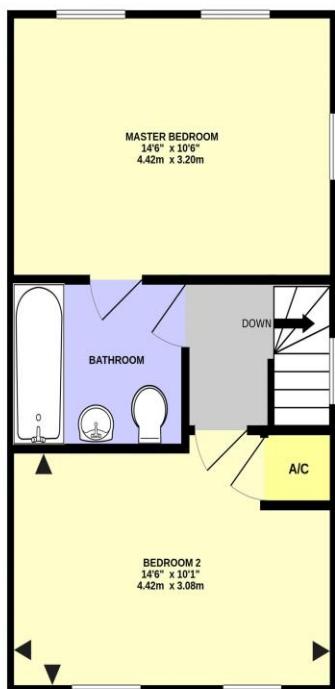
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



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.

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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Energy Efficiency Rating

