



23 Weymouth Street , Hemel Hempstead, HP3 9SL

Situated alongside The Grand Union Canal and wonderfully located for commuting into London, due to the nearby Apsley Train Station, this characterful cottage has been lovingly looked after by the current owners and retains all of the period charm you come to expect from these Victorian homes whilst combining contemporary fittings, exquisite decor and a delightful modern twist throughout.

Offering two reception rooms, with original floor boards, high ceilings and an ornate working log burning stove, proving the perfect focal point and a cosy place to spend an evening, this cosy two double bedroom also offers a large galley kitchen, fitted with modern appliances, family bathroom and a rear garden in excess of 150ft, with landscaped al-fresco dining area and a raised, sun drenched seating area.

This is a must see home for those who love the traditional values of a Victorian classic, whilst blending the modern features needed for every day life. viewing highly recommended.

Area Guide: Apsley is a peaceful spot loved by the canal boat community. Its rail station makes it a popular location for commuters into London Euston, but the neighbourhood itself still has plenty of bars and

Guide price £400,000

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- Two Double Bedrooms
- Naturally Lit Throughout
- Formal Dining Space
- Cosy Lounge
- Log Burner
- Original Features
- Well Stocked Kitchen
- Large Garden



[Directions](#)



Floor Plan

Ground Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 61.9 sq. metres (666.8 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82+ (A+)	A		86
61-81	B		
49-60	C		
35-48	D	58	
29-34	E		
21-28	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	