



Layco

Your Property, Your Service



Ebberns Road

Apsley Hemel Hempstead

- CANAL SIDE GARDEN
- THREE BEDROOMS PLUS DRESSING AREA
- SPACIOUS FOUR PIECE FAMILY BATHROOM
- KITCHEN WITH BI-FOLD DOORS
- CHAIN FREE
- INTERNAL VIEWING HIGHLY RECOMMENDED

Price £500,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG

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<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this charming three bedroom home with open plan living accommodation and a large garden backing directly on to the Grand Union Canal. This truly is a home not to be missed with its peaceful waterside garden but the convenience of walking to Apsley Train Station. The home offers generous accommodation including a dressing room to the main bedroom, four piece family bathroom and a living room with bay window that is open plan to the dining room and kitchen/breakfast area with bi-fold doors to the garden.

This home is ideal for someone working from home or commuting into London as well as families and those down sizing and wanting a peaceful retirement so an early viewing is highly recommended.

Accommodation:

The home is entered into a hallway with a convenient storage cupboard and door to the living room.

The living area is a wonderful light room with bay window with fitted shutter blinds and a wood burning stove ideal for the winter!

The dining area is a spacious area for a table and chairs with a breakfast bar opening through to the kitchen.

The kitchen is fitted with a range of kitchen units, butler sink and space for a range cooker. There is an integrated fridge/freezer, dishwasher and washing machine. There are bi-fold doors out to the garden allowing a fantastic space for entertaining.

Upstairs the landing has a cupboard housing the hot water tank and access to the loft. There is a spacious, four piece family bathroom comprising; WC, hand basin, bath and a large walk in shower. Fully tiled walls and floor and a window to the rear aspect.

The main bedroom provides ample space for a bed with a dressing area off fitted with a range of wardrobes and window to the rear aspect.

The second bedroom also boasts a range of fitted wardrobes and window to the front aspect.

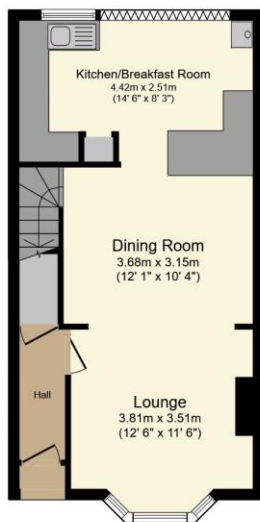
Bedroom three is an ideal single bedroom or study for someone working from home.

Outside

To the front of the property there is a low lying brick wall and gated access to a paved area ideal for storing bins.

As lovely as the house is, it really is the South-West facing garden that sets this house ahead of its competition. The garden is a very generous size and split into sections including an initial decking area straight out from the kitchen bi-fold doors. Steps lead down to a hard standing with garden shed. This continues to an area laid to lawn before an additional decking area beside the canal ideal for relaxing in an evening.

General: Freehold, Council tax band: C, EPC: C. Gas central heating, boiler is 4 years old (July 2020).



Ground Floor
Floor area 44.9 m² (484 sq.ft.)



First Floor
Floor area 44.2 m² (475 sq.ft.)

TOTAL: 89.1 m² (959 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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