



## Imperial Way, Hemel Hempstead, HP3 9FJ

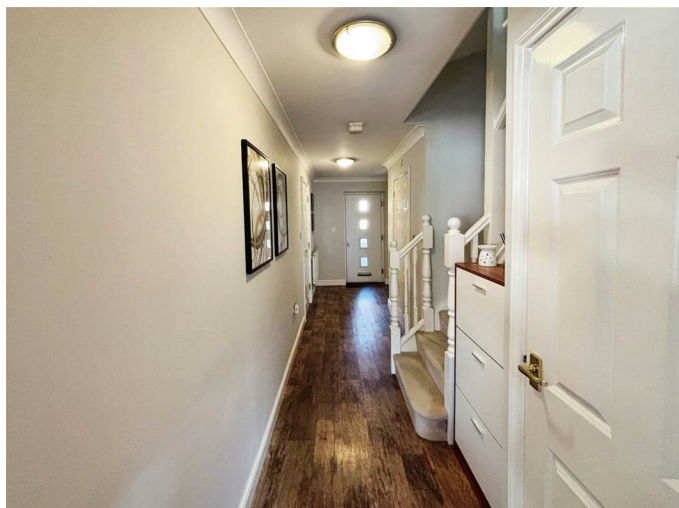
### Offers Over £625,000

Offered in excellent decorative order and located in the highly sought after Apsley Lock development is this spacious 1745 sq ft family townhouse. Boasting FOUR DOUBLE BEDROOMS, ensuites to bedrooms one & two, spacious modern fitted kitchen/diner, utility room, 16'11 living room, gas central heating, double glazing, downstairs cloakroom, garage and off road parking.

Situated within easy reach of Apsley train station, the road links to the M1, M25 and A41 and Apsley Marina with its restaurants, coffee shops, convenience stores, pubs and walks along the Grand Union Canal.



### Entrance Hallway



UPVC door to front, wood flooring, coving, understairs storage cupboard, storage cupboard, radiator and door to garage.

### Downstairs Cloakroom



Pedestal wash hand basin with tiled splashbacks, low level wc, extractor fan and radiator.

### Kitchen/Diner 16'11 x 12'6 (5.16m x 3.81m)



Modern fitted kitchen with wall and base units with work surfaces to compliment, cupboard housing boiler, electric hob with cooker hood over, electric oven, electric combination oven/microwave, 1 1/2 bowl sink with drainer with tiled splashbacks, double glazed window, double glazed door to garden, radiator, tiled floor, integrated dishwasher and integrated fridge/freezer.

### Utility Room



Wall and base units with work surfaces to compliment, stainless steel two bowl sink with tiled splashbacks, plumbing for washing machine, extractor fan, radiator and tiled floor.

### First Floor Landing

**Living Room 16'11 x 13'8 max (5.16m x 4.17m max)**



Double doors, two double glazed windows, two radiators, wood flooring, TV point and coving.

**Bedroom Three 12'7 x 9'1 (3.84m x 2.77m)**



Double glazed window and radiator.

**Bedroom Four 12'7 x 7'7 (3.84m x 2.31m)**



Double glazed window and radiator.

**Bathroom**



Panelled bath with mixer taps and shower over, wash hand basin, low level wc with hidden cistern, extractor fan, shaver point and radiator.

**Second Floor Landing**

Airing cupboard and radiator.



### **Bedroom One 17'0 x 12'9 (5.18m x 3.89m)**



Two double glazed windows, two radiators and fitted wardrobes.

### **En Suite**



Modern fitted en suite with double shower cubicle with rainfall shower head, two bowl wash hand basin with mixer taps and vanity unit under, low level wc, extractor fan, fully tiled walls and flooring and heated towel rail.

### **Bedroom Two 13'0 x 12'9 (3.96m x 3.89m)**



Two double glazed windows, radiator and two cupboards.

### **En Suite**



Double glazed window, shower cubicle, low level wc with hidden cistern, wash hand basin, part tiled, extractor fan and radiator.

### **Front Garden**

Paved for off road parking for two cars.

## Rear Garden

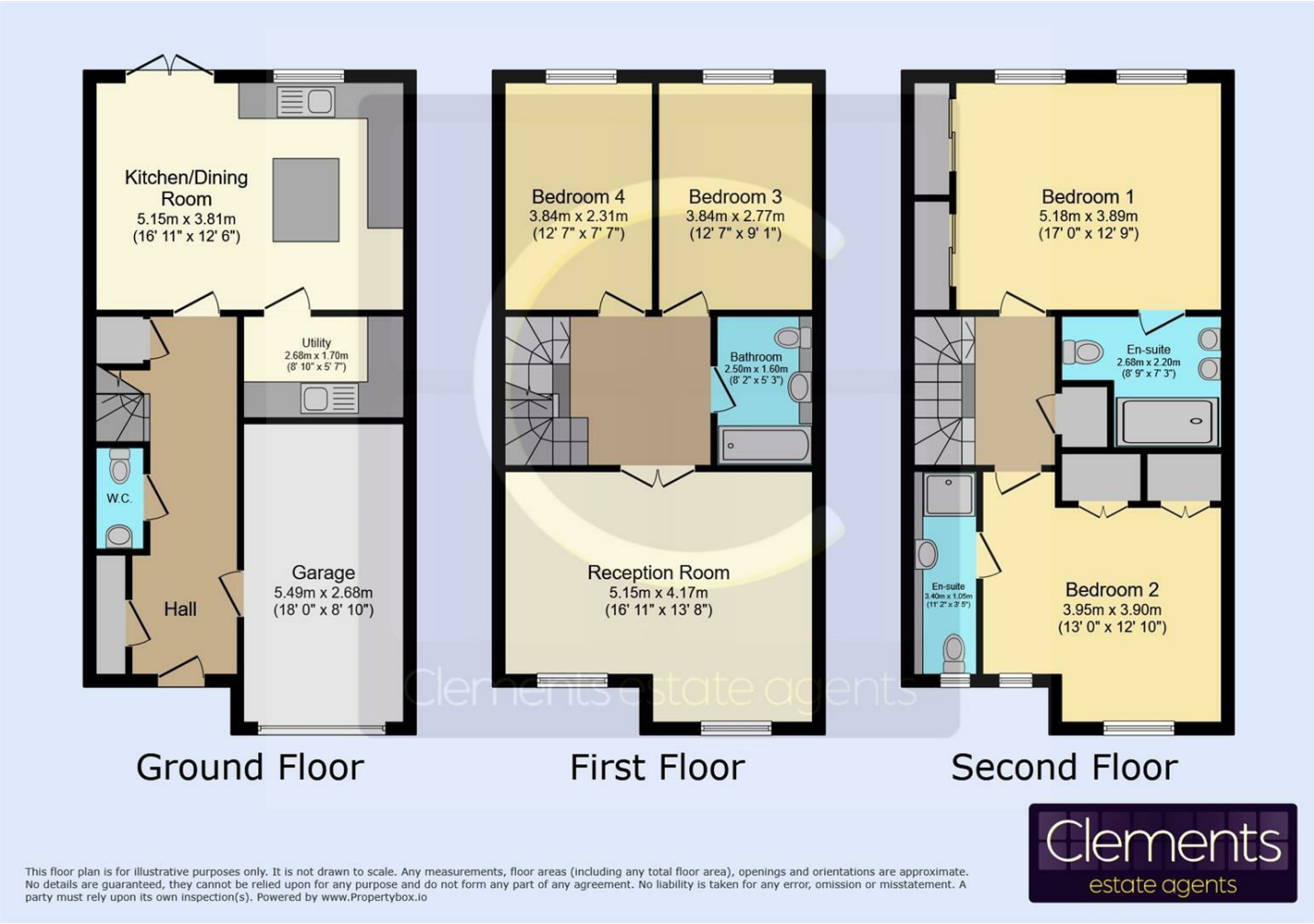


Patio area with artificial lawn.

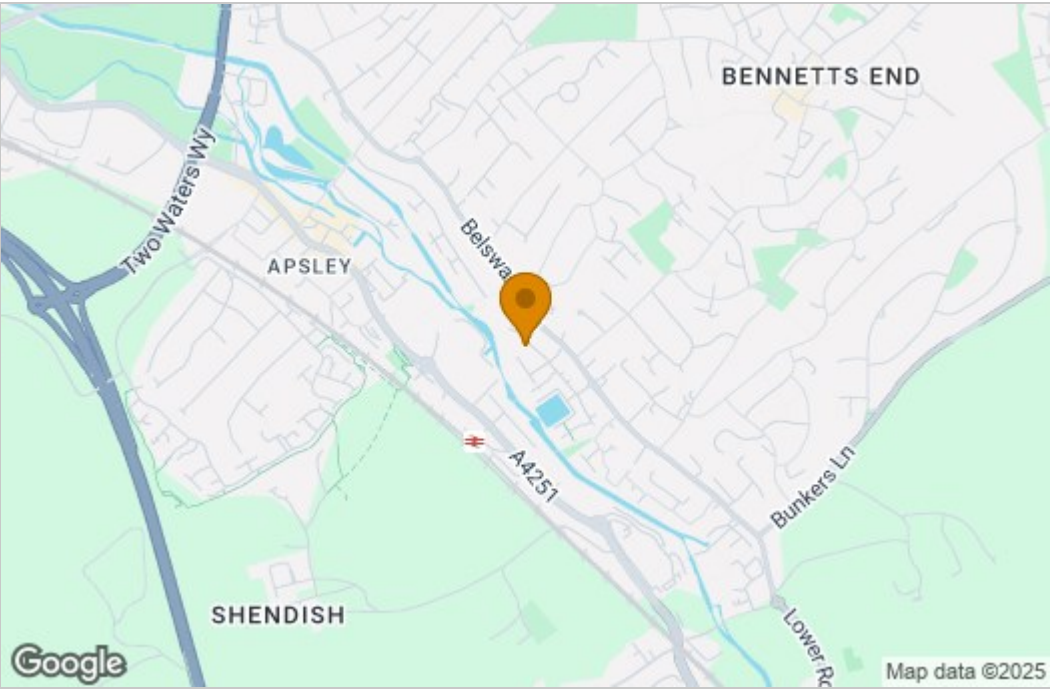
## Garage

Up and over door with light and power.

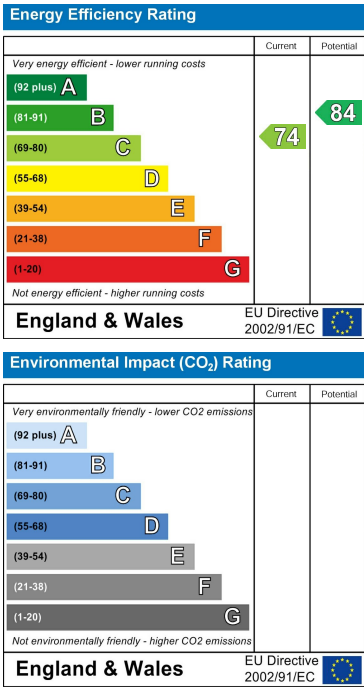
Floor Plan



Area Map



Energy Efficiency Graph



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