1 Aston Close, Apsley, Hemel Hempstead, Hertfordshire, HP3 9HJ



Guide Price £450,000 Freehold



RARELY AVAILABLE two-bed END OF TERRACE family home with ALLOCATED PARKING in an EXCLUSIVE cul de sac near CENTRAL APSLEY, boasting EXCELLENT AMENITIES and a MAINLINE RAILWAY STATION nearby.

Constructed in approximately 2011 by a local building firm, the accommodation is well planned and comprises an entrance hall with stairs to the first floor and doors to FITTED KITCHEN with a vast range of wall and base units, coordinating work surfaces, and space and plumbing for white goods. Also accessed from the hallway is the cloakroom and the GENEROUS LIVING/DINING ROOM, which is of excellent size with FLEXIBLE LIVING SPACE and PATIO DOORS opening to the REAR GARDEN.

To the first floor is the SPACIOUS LANDING with LOFT ACCESS and doors to the LARGE MASTER BEDROOM with an ENSUITE SHOWER ROOM, BEDROOM 2, also of good size, and the FAMILY BATHROOM, fitted with a white suite and chrome sanitary ware.

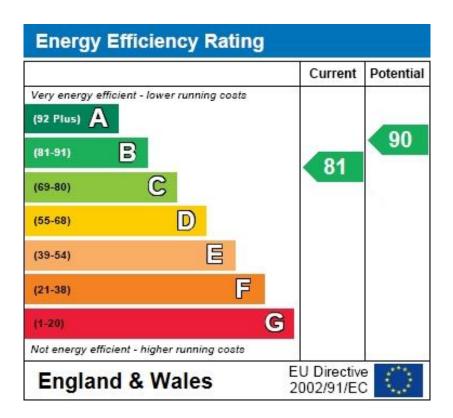
Externally, the GARDEN is of good size, PLEASANTLY PRIVATE, and arranged with a PATIO SEATING AREA, STEPS leading to LAWN with MATURE PLANTS and SHRUBS, FENCED BOUNDARIES, a SHED, and SIDE ACCESS leading to the FRONT OF THE PROPERTY offering an ALLOCATED PARKING SPACE. The property has been well maintained by the current owner and is offered for sale with the benefit of NO UPPER CHAIN. Further features include a LOW ENERGY RATING, SOLAR PANELS (not connected at present), and DOUBLE GLAZED SASH WINDOWS throughout. An internal viewing is highly recommended to appreciate this LOVELY PROPERTY.

`Apsley Village` is a RESIDENTIAL AREA with a DELIGHTFUL VILLAGE FEEL and EXCELLENT LOCAL SCHOOLING and a GOOD SELECTION OF SHOPS and other amenities. For the commuter, the village benefits from its own MAINLINE RAILWAY STATION to LONDON EUSTON, while it also enjoys the picturesque benefits of the GRAND UNION CANAL and APSLEY MARINA.

Two Bedroom Freehold End Terrace Home

Allocated Parking Popular Apsley Situation Close To Amenities & Station Generous Living Space En Suite To Master Bedroom Potential For Loft Extension Low Energy Rating NO UPPER CHAIN Viewing Advised Council Tax Band D Tenure -Freehold

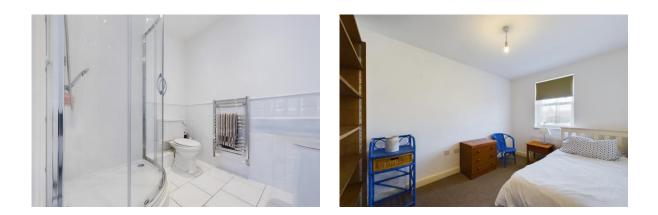














CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any less arising from the use of these particulars, nor for any expense incurred in viewing the premises or for advire journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.