

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

David  
**Doyle**  
Sales and Lettings

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		90
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

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