

David
Doyle

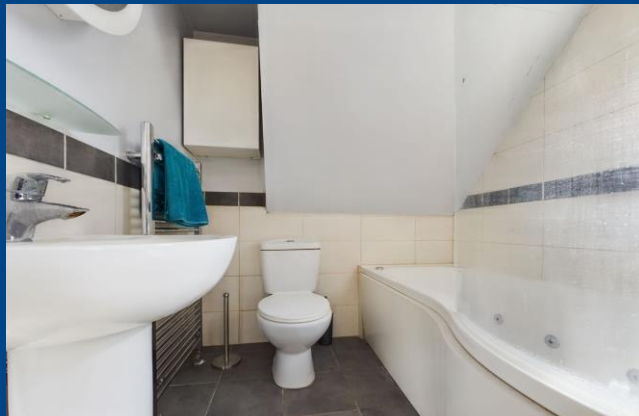
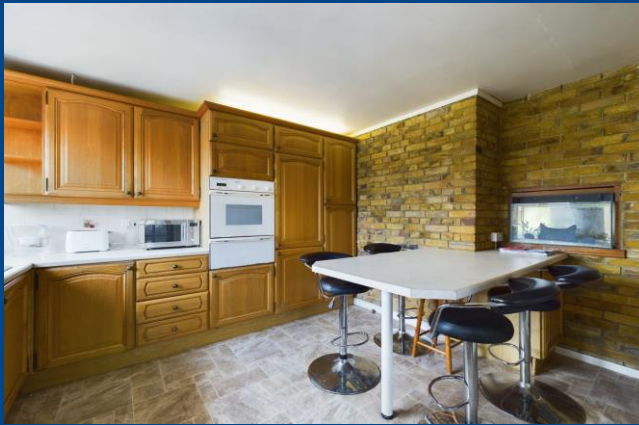
 **MAYFAIR**
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17 King Edward Street
Apsley
HP3 0AD

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Price £550,000 Freehold



David Doyle Estate Agents are delighted to offer to the sales market this stand alone detached four bedroom family home with a garage and large driveway offering off street parking for multiple vehicles situated in this popular Manor Estate position close to highly regarded schooling, amenities and travel links. This much loved home has been extended and updated by its current owners to offer spacious and flexible accommodation yet still offering further modernisation and extension possibilities (STNPC). The property is situated on a generous plot and the accommodation comprises an entrance hall with a door to the large living/dining room arranged in two distinct areas with stairs to the first floor, an attractive fireplace and mantle and a door to the fitted kitchen which is arranged with a range of wall and base units, coordinating work surfaces, a breakfast bar, integrated oven and hob, space and plumbing for a dishwasher and a door to the utility area with space and plumbing for further white goods. Also accessed via a door from the living area is the fourth bedroom offering

dual aspect views of the rear garden and an ensuite shower room with underfloor heating. This area of the property does have the potential to create a self contained annexe should the new owner require. To the first floor is a spacious landing with loft access and doors to three bedrooms, all with fitted wardrobes, the master being of particularly generous size and with the benefit of an ensuite shower room. Finishing the accommodation is the refitted family bathroom. Externally, the property is situated on a generous plot and arranged with a patio seating area leading to a large lawn with mature plant and shrub borders, a shed to the gardens end, fenced boundaries and side access to both sides of the property. To the front is a large driveway providing parking for multiple vehicles and access to the garage via an electric up and over door. With benefits including solar panels, gas central heating via a replacement boiler (approximately 2020, double glazing and triple glazing to some windows. An internal viewing is much advised.

`Apsley village` is a favoured 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, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Four Bedrooms

Detached

Large Driveway And Garage

Generous Room Sizes

Popular Apsley Situation

Large Garden

Refitted Family Bathroom And Two En Suites

Annexe Potential

Viewing Advised

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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 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 loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive 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.

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Call **01442 248671** to arrange a viewing or register an interest



17 King Edward Street
Apsley HP3 0AD



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671