

**10 White Lion Street, Apsley,
Hemel Hempstead,
Hertfordshire, HP3 9RQ**

David
Doyle
Sales and Lettings

Price £460,000 Freehold



This 3 double bedroom semi detached home with 2 allocated parking spaces offers spacious and flexible accommodation while being conveniently located for local shops, amenities, Apsley Lock marina, the Grand Union Canal and Apsley main line station with links to London Euston. The ground is arranged with an open plan kitchen dining room with a pair of double glazed French doors that open on to the rear gardens patio seating area, a study / bedroom 4, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching wall and floor mounted units, a useful breakfast bar area and a range of integrated appliances. The first floor features a good sized living room and a bedroom that benefits from an ensuite shower room. The second floor offers two further bedrooms and a family bathroom. To the rear of the property is a pleasantly private rear garden that is arranged with low maintenance in mind and gated rear access. The property also benefits from two allocated parking spaces to the rear of the property, double glazing and gas heating to radiators. The property was constructed in 2019 and has a new build warranty. Viewing is highly recommended.

`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.

Well presented 3 double bedroom semi detached home offering spacious and flexible accommodation

Convenient for local shops, Apsley Lock marina, the Grand Union Canal and Aplesey main line station

Good sized living room

Open plan kitchen dining room

Study / bedroom 4

Ensuite shower room

Family bathroom

Rear garden

Two allocated parking spaces

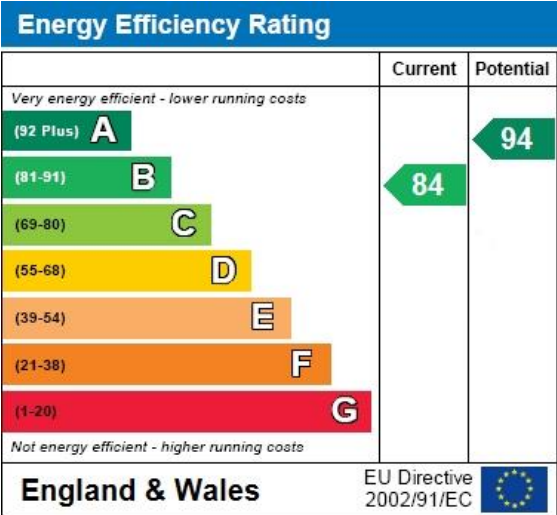
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

| | |
|--|------------------------------|
| Approximate year built? | 2019 |
| Council Tax Band | E |
| This year council tax charge | 2647.38 |
| Tenure | Freehold |
| Is the property shared ownership | No |
| Are there any maintenance charges for the road | No |
| Construction type | Brick and Tile |
| Is your property supplied by mains electricity? | Yes |
| Is your property supplied by mains Gas? | Yes |
| Is your property supplied by mains drainage? | Yes |
| Is your heating gas to radiator heating? | Yes |
| How is your broadband supplied | Fibre |
| What parking facilities does your property have | 2 parking spaces to the rear |
| Please state any costs per annum for parking | 0 |
| Are you aware of any asbestos containing material in the property? | No |

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? Yes

If yes please state what rights are in place? The entrance to the parking area for 50A London Road number 8 and number 12.

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? Wide downstairs doors and larger ground floor W/C

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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.