

6 Henry Street, Apsley, Hemel
Hempstead, Hertfordshire,
HP3 9DU

David
Doyle
Sales and Lettings

Offers Over £375,000 Freehold



This beautifully presented 2 bedroom character cottage has been much improved by the current owners and enjoys a sought after location that is conveniently located to local shops, amenities, Motorway networks, Hemel Hempstead and Apsley main line stations with links to London Euston.

The ground floor is arranged with an open plan lounge dining room with an impressive feature fireplace, wooden flooring, an under stairs storage cupboard and stairs leading to the first floor. The kitchen has been refitted with a range of shaker style wall and floor mounted units, colour coordinated worksurfaces and tiled splash backs. The ground floor is completed by a useful entrance porch.

The first floor features 2 bedrooms and a refitted family bathroom. The primary bedroom is of a good size and benefits from a feature cast iron fireplace and a useful built in wardrobe. The family bathroom has been refitted to a high standard in white with chrome fittings and comprises a panelled bath with a shower over, a fitted shower screen, vanity units with a wash hand basin and storage drawer under and a low level WC.

The rear garden / court yard is pleasantly private and arranged with low maintenance in mind with a patio seating area for outside entertaining, fenced boundaries and a useful storage shed.

The vendor has informed us that the parking area to the side of the cottages offers 6 communal parking spaces for local residence on a first come first served basis.

This property is beautifully decorated and presented throughout and 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.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Beautifully presented 2 bedroom charter cottage

Convenient for local amenities and transport links

Open plan lounge dining room with an impressive feature fireplace

Refitted kitchen

Useful entrance porch

Refitted first floor family bathroom

Good sized primary bedroom with a cast iron feature fireplace and built in wardrobe

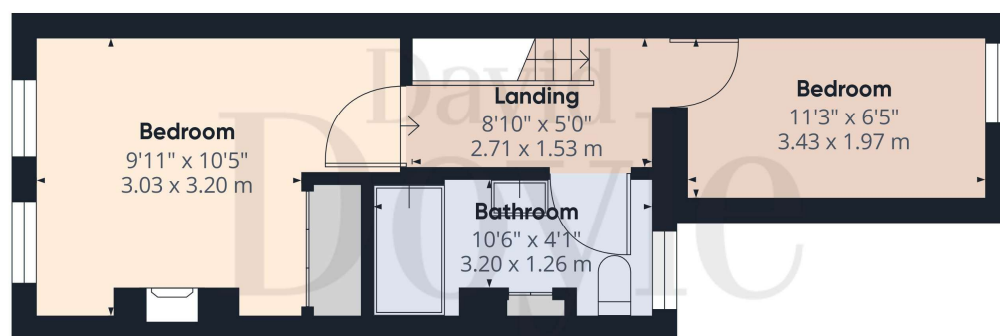
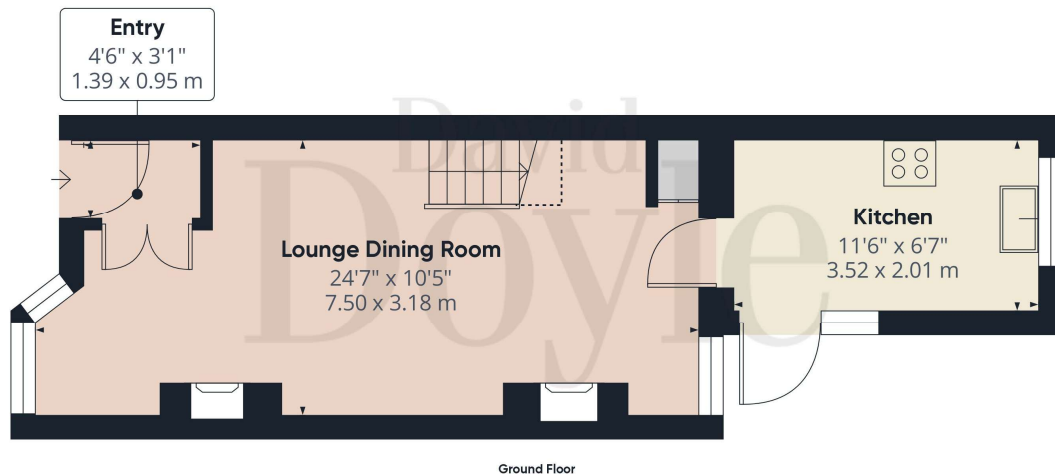
Pleasantly private rear garden / court yard

Viewing is a MUST

Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold



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Approximate total area⁽¹⁾

594.92 ft²
55.27 m²

55.27 m²

Reduced headroom

0.39 m²

0,39 m²

(1) Excluding balconies and terraces

Reduced headroom

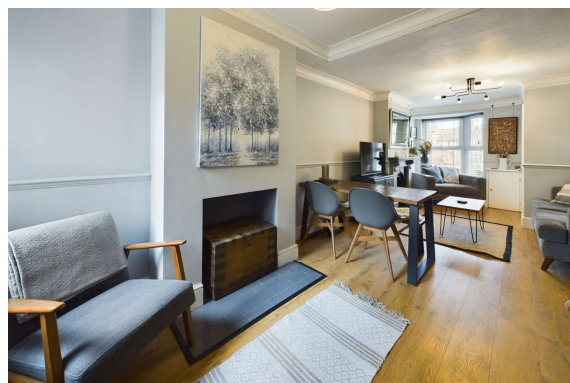
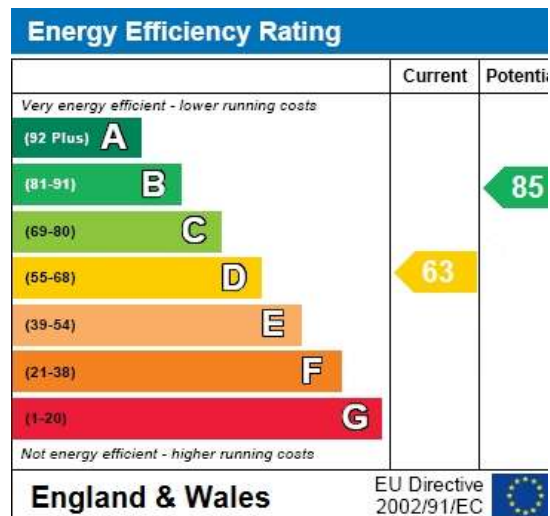
..... Below 5 ft/1.5 m

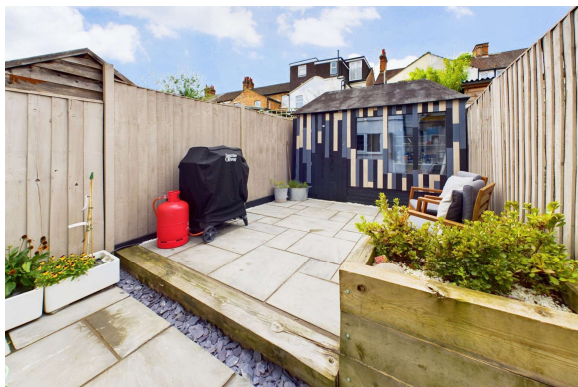
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

6 Henry Street, Apsley, Hemel Hempstead, Hertfordshire, HP3 9DU

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? 1902

Council Tax Band C

This year council tax charge £1925.37

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 Permit Parking
In description

Please state any costs per annum for parking £40

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?	Back garden right of way as is usual in Victorian terraced houses.
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?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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