



64 Deaconsfield Road, Hemel Hempstead, HP3 9HZ

Guide price £450,000

- Three Bedrooms
- Open Plan Rear Reception
- Extension Potential STP
- Double Driveway
- Two Reception Rooms
- No Onward Chain

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Guide Price £450,000 - £475,000. Situated in a popular residential area and just 1.1 miles from Apsley Mainline Station, this three bedroom semi-detached family home presents an exciting opportunity for buyers looking to add value, with the additional advantage of no upper chain. While the property requires modernisation, it offers impressive scope for improvement and incredible extension potential (subject to planning permission), making it an ideal choice for those wishing to create a long-term family home tailored to their own taste.

The property is entered via an entrance porch leading into a welcoming hallway, which provides access to the main living areas. The spacious lounge measures 13'8" x 12'6" (4.17m x 3.81m), complemented by an impressively sized dining room of 22'9" max x 11'8" max (6.93m max x 3.56m max), offering excellent versatility for both relaxation and entertaining. The kitchen, measuring 13'11" x 6'8" (4.24m x 2.03m), provides a good foundation for refurbishment and redesign, while a practical downstairs shower room adds further convenience.

Upstairs, the property offers three well-proportioned bedrooms, including bedroom one at 11'10" x 11'1" (3.61m x 3.38m), bedroom two at 11'1" x 8'10" (3.38m x 2.69m), and bedroom three at 8'5" x 7'8" (2.57m x 2.34m), all served by a family bathroom. Externally, a mature rear garden provides a peaceful outdoor space with ample room for landscaping or extending, while a driveway at the front delivers valuable off-street parking.

Positioned within 0.4 miles of Apsley's vibrant centre—with its wide range of shops, bars, restaurants, and everyday amenities—this property combines convenience with exceptional potential. With no onward chain and extensive scope for enhancement, early viewing is highly recommended.



Council Tax Band: D



Area Guide

Apsley, a charming and highly desirable suburb of Hemel Hempstead, is renowned for its excellent transport links, waterside living, and vibrant community atmosphere. Perfectly situated between the bustle of London and the tranquility of the Hertfordshire countryside, it offers residents the very best of both worlds.

Lifestyle & Amenities - Apsley is home to a wide range of local amenities, from everyday conveniences to leisure and dining. The area is particularly known for Apsley Marina, a picturesque waterside setting with popular pubs, cafés, and restaurants—perfect for riverside dining or weekend relaxation. The nearby Retail Park offers major brands and supermarkets, while charming local shops add to the village feel. Families will find well-regarded schools, green spaces, and a welcoming community spirit.

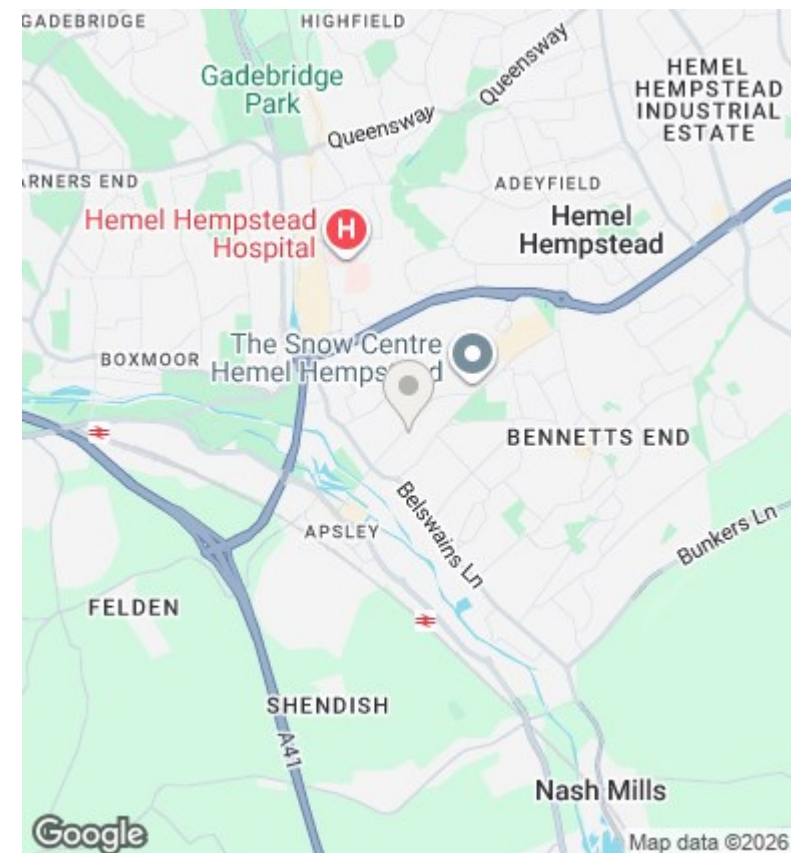
Transport & Connectivity - Apsley enjoys superb transport connections, making it a sought-after location for commuters. Apsley Train Station offers direct services to London Euston in around 30 minutes, while the M1, A41, and M25 are all within easy reach for those travelling by car. This blend of convenience and accessibility makes Apsley a popular choice for both professionals and families.

Education - The area benefits from a number of well-regarded primary and secondary schools, adding to its appeal for families. With further education opportunities nearby, Apsley is well positioned for every stage of learning.

Leisure & Recreation - In addition to the canal-side walks and marina setting, Apsley is close to Boxmoor Common and Gadebridge Park, offering acres of open space, woodland trails, and outdoor activities. Nearby leisure facilities, gyms, and golf clubs cater to a wide range of interests, ensuring something for everyone.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

D

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