





**Offers in Excess of
£585,000**

A well-presented four-bedroom townhouse located in the popular area of Apsley, Hemel Hempstead. The property offers good-sized accommodation arranged over three floors and is well maintained throughout. The ground floor features a modern kitchen with a dining area, a cloakroom, and access to the rear garden. On the first floor there is a lounge, a bedroom, and a family bathroom. The top floor has three further bedrooms, offering plenty of space for family life or working from home. Outside, there is a private rear garden, a garage, and off-street parking. The property is ideally located close to Apsley Lock Marina, local shops, and Apsley Train Station (with direct links to London Euston), the M25 and M1 are also easily accessible. It is situated within the catchment area for the highly regarded Two Waters Primary School, making it an excellent choice for families.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, wood effect flooring, under stairs storage cupboard, doors to WC and kitchen/dining room.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, tiled floor.

KITCHEN/DINING/FAMILY ROOM

Double glazed window to front aspect, double glazed windows and doors to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, integrated: electric double ovens, 5-ring gas hob with extractor fan over, dishwasher, and washing machine; space for fridge freezer, tiled floor, two radiators.

LANDING (First Floor)

Radiator, stairs rising to second floor, doors to lounge, bathroom and bedroom two.

LIVING ROOM

Double glazed window and Juliette balcony to rear. Two radiators.

BEDROOM TWO

Two double glazed windows to front aspect. Radiator.

BATHROOM

Low level WC, wall-mounted wash hand basin, panelled bath with shower over and shower screen, part tiled walls, tiled floor, heated towel rail, extractor fan.

LANDING (Second Floor)

Radiator, doors to bedrooms one, three and four, airing cupboard housing hot water cylinder.

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, a range of built-in wardrobes, door to en-suite.

EN-SUITE

Low level WC, wall-mounted wash hand basin, walk-in shower unit, heated towel rail, tiled floor, part tiled walls, extractor fan.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in storage cupboard.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

OUTSIDE

GARAGE/PARKING

Garage with up and over door. Parking to the front of property.

FRONT GARDEN

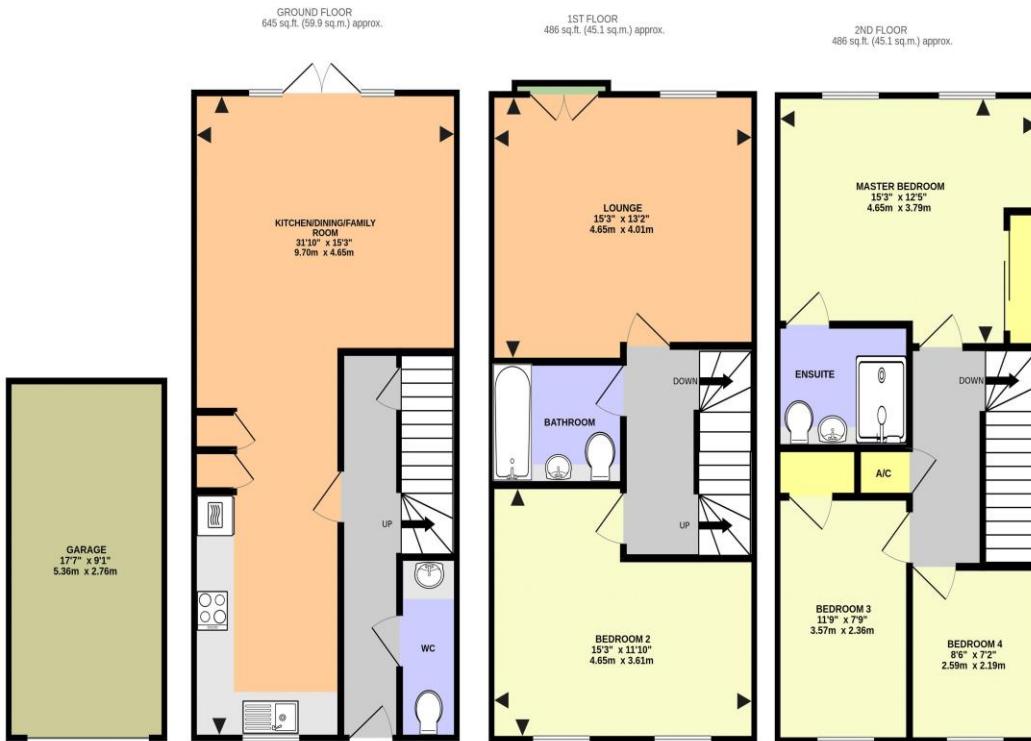
Path to front door with shingled areas, outside tap.

REAR GARDEN

A landscaped south-facing rear garden with patio and lawn areas, steps rising to further lawn and patio, gated rear access, outside tap and electric points.

COUNCIL TAX BAND: E

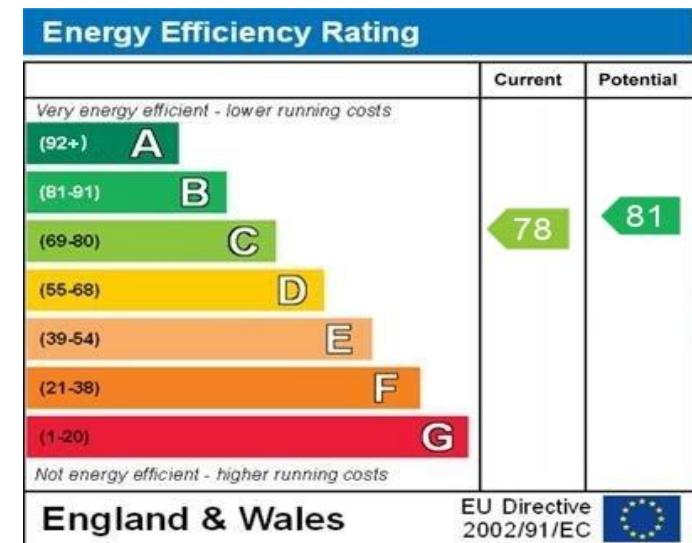
EPC RATING: C



HARRIER CLOSE, HEMEL HEMPSTEAD HP3 0FW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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