





£575,000

Set in a highly sought after new development close to Apsley mainline train station and popular schools, this wonderfully presented four bedroom town house offers a fantastic amount of flexible accommodation, comprising kitchen/dining/family room and WC on the ground floor, lounge, family bathroom and bedroom to the first floor and three further bedrooms, including an ensuite to the main bedroom. The rear garden has been landscaped and the property also benefits from a double garage.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

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

CLOAKROOM

Low level WC with concealed cistern, pedestal wash hand basin, radiator, extractor fan, spotlights.

LOUNGE

Double glazed windows and doors to rear/Juliette balcony. Two radiators.

KITCHEN/DINING ROOM

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

LANDING (First Floor)

Stairs rising to second floor, doors to bedroom two, bathroom and lounge, radiator.

BEDROOM TWO

Two double glazed windows to front aspect with shutters. Radiator.

BATHROOM

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

LANDING (Second Floor)

Access to loft space, airing cupboard housing megaflo tank, radiator, doors to bedrooms one, three and four.

BEDROOM ONE

Two double glazed windows to rear aspect with shutters. A range of built-in wardrobes, radiator, door to:

EN-SUITE

Low level WC with concealed cistern, wall-mounted wash hand basin, walk-in shower, heated towel rail, extractor fan, spotlights, tiled walls and floor.

BEDROOM THREE

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

BEDROOM FOUR

Double glazed window to front aspect with shutters. Radiator, a range of built-in wardrobes.

OUTSIDE

GARAGE

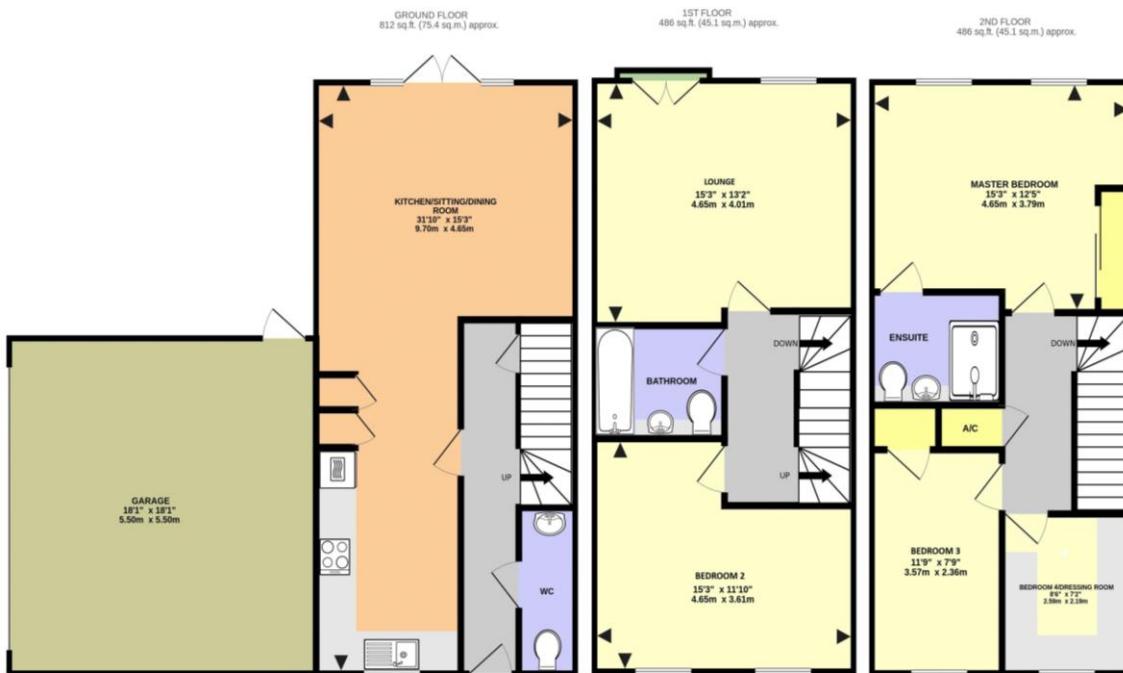
Double garage with electric roller shutter door.

REAR GARDEN

Mainly laid to artificial grass with patio area, mature trees, ornate stone border, gated to rear, door to garage, outside tap and light.

COUNCIL TAX BAND: E

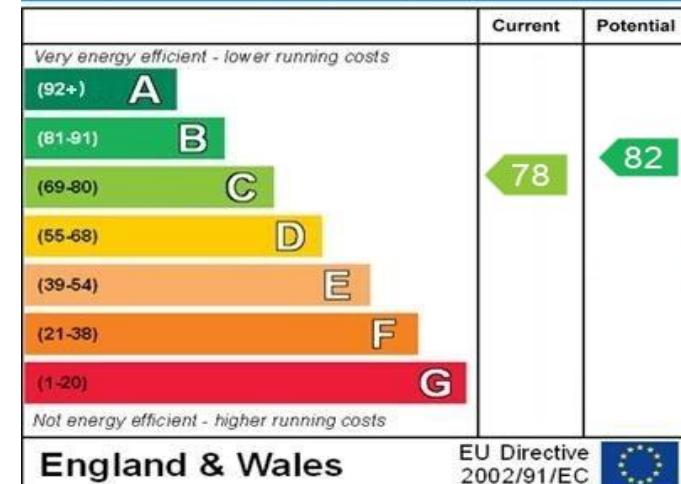
EPC RATING: C



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 sq.m.) approx.

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Energy Efficiency Rating



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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents