



3 Minoan Drive, Hemel Hempstead, HP3 9WA

Guide price £600,000

- Four Bedrooms
- Local Walks
- Naturally Lit Throughout
- Three Bathrooms
- Apsley Station Nearby
- No Chain
- Canal Views
- Detached Garage

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Guide Price £600,000 - £625,000. Positioned within the ever-desirable Apsley waterside setting and commanding an enviable position directly fronting the iconic Grand Union Canal, this exceptional four double-bedroom, three-bathroom residence offers uninterrupted panoramic views across tranquil waters, mature greenery and the historic towpath beyond. Homes of this nature, combining scale, symmetry and direct canal frontage, are rarely available, particularly when offered with no onward chain.

Arranged across three beautifully proportioned floors, the property has been thoughtfully designed to balance architectural presence with modern family living. The ground floor centres around a generous open-plan kitchen and breakfast room, forming the heart of the home and providing an ideal setting for both everyday life and entertaining. To the rear, a full-width lounge spans the property, with elegant French doors opening onto a professionally landscaped garden, curated for low-maintenance enjoyment and complemented by a detached garage, practicality delivered without compromise.

The first floor introduces a truly captivating feature: a full-width waterside sitting room with private balcony overlooking the Grand Union Canal. Flooded with natural light and framed by uninterrupted views, this space is both calming and impressive, equally suited to quiet mornings with coffee as it is to relaxed evenings watching the reflections across the water. Two further double bedrooms and a well-appointed bathroom complete this level.

The top floor provides two substantial bedrooms, including a front-facing double with Juliet balcony capturing elevated canal views, and an expansive rear principal suite with a luxurious four-piece en-suite bathroom. Generous in scale and beautifully balanced, this upper level offers privacy and comfort in equal measure.

 4

 3

 2

 C

Council Tax Band: D



Every floor of this home enjoys a connection to the water, creating a sense of openness and tranquillity that is seldom found. Step beyond the front door and directly onto the towpath, with picturesque walks stretching towards Berkhamsted, passing waterside cafés, bistros and independent stops along the way. Restaurants, coffee shops and the mainline station are all within easy reach, blending peaceful canal-side living with exceptional everyday convenience.

A rare opportunity to acquire a refined waterside residence in one of the area's most sought-after locations. Internal viewing is highly advised to fully appreciate the setting, proportions and lifestyle on offer.

Area Guide

Apsley is a sought-after Hertfordshire enclave known for its blend of riverside charm, modern conveniences, and excellent commuter links. Centred around the Grand Union Canal and Apsley Marina, the area offers a relaxed village feel while remaining moments from Hemel Hempstead's wider amenities.

Lifestyle & Amenities - Residents enjoy a selection of independent cafés, canal-side restaurants, and everyday essentials along London Road. The area is home to good local schools, family-friendly parks, and leisure facilities, making it popular with both young professionals and growing families.

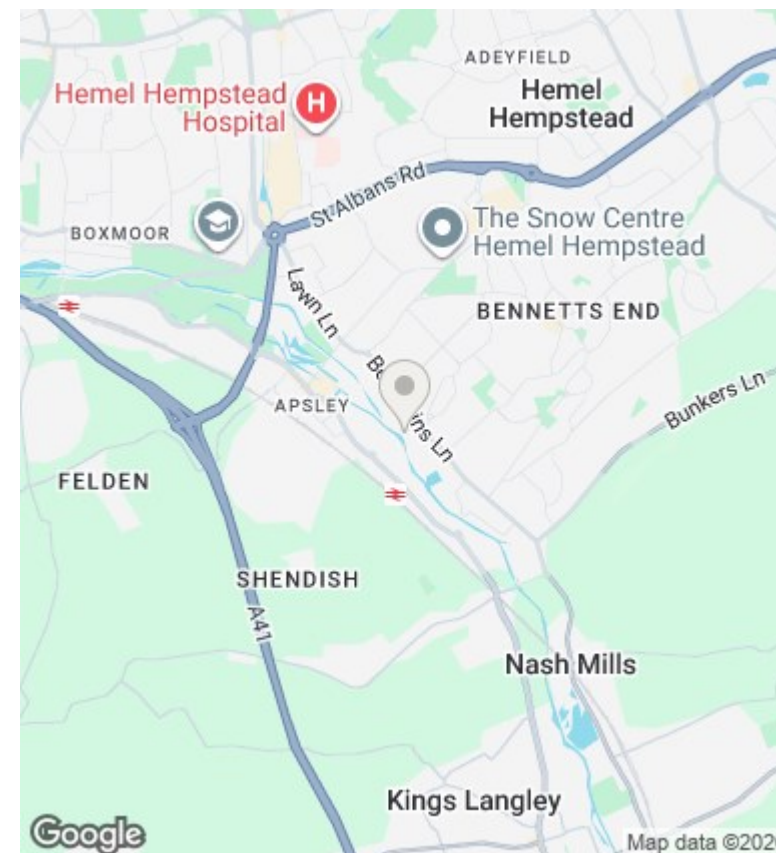
Transport & Connectivity - Apsley Station provides direct rail services to London Euston, typically in under 30 minutes, making it ideal for commuters. The M1 and M25 are easily accessible, offering convenient road links throughout the region.

Property Scene - Housing options range from stylish modern apartments around the marina to spacious Victorian and Edwardian terraces that characterise the older streets. New-build developments continue to enhance the area's appeal, offering high-spec homes with a strong rental and resale market.

Who It Suits - Apsley attracts professionals seeking quick access to London, families looking for good schools and green space, and buyers wanting riverside or canal-side living with a community atmosphere.



Total area: approx. 162.3 sq. metres (1746.8 sq. feet)



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		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		