



LINDSAY McRAE




exp[®] UK

@ lindsay.mcrae@exp.uk.com

🌐 lindsaymcrae.exp.uk.com

☎ 07971 796 225

**44 Fourdrinier Way,
Guide Price £335,000**

 3  2  1



- A MAISONETTE that thinks its a HOUSE
- LOUNGE/DINER with BALCONY overlooking CANAL
- UPVC DOUBLE GLAZING throughout
- Fitted Kitchen with Appliances
- Allocated Parking Space
- 3 BEDROOMS, 2 BATHROOMS & a CLOAKROOM
- PEACEFUL cul de sac location
- All ELECTRIC HEATING
- New CARPETS 2 years ago
- No Sales Chain



Enjoy the tranquility offered by this 3 BEDROOM DUAL ASPECT duplex maisonette - located on the Grand Union CANAL tucked away behind the High Street right at the heart of everything & only a few minutes walk away from APSLEY TRAIN STATION (London Euston 28 mins). Apsley Lock MARINA with its waterside restaurants & the nearby Retail Park are also nearby. Features include 1 RECEPTION ROOM, 2 BATHROOMS, 3 BEDROOMS, a CLOAKROOM, electric heating & the Kitchen features eye & base level units with rolltop work surfaces, & UPVC DOUBLE GLAZING. The surrounding area offers access to good schooling such as the Abbots Hill Private Girls School, Longdean Secondary Modern & Kings Langley Secondary, whilst a good range of primary schools are within walking distance. Hemel Hempstead benefits from good road links with easy access to motorways. Enjoy exploring the local area with the nearby parks. Book your VIEWING NOW! Ref: BM:0526



Total Area: 96.7 m² ... 1040 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

