



Weymouth Street, Apsley, HP3 9SJ
Asking price £465,000

Sears & Co
estate & letting agents

A charming period home with accommodation spanning approximately 942 square feet situated in a highly desirable position on Weymouth Street with the rare benefit of driveway parking and just 0.4 miles walk to Apsley mainline train station.

The accommodation includes a bay fronted living room, dining room with log burning stove, luxuriously appointed kitchen with appliances, two well proportioned double bedrooms and a traditionally styled family bathroom. Externally the property further benefits from driveway parking and a delightful rear garden. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Living Room

Double glazed sash bay window to the front aspect. Feature fire place with stone hearth. Built in storage. Radiator. Access to the dining room.

Dining Room

Double glazed window. Radiator. Log burner. Wood effect flooring. Under stairs storage. Stairs to the first floor accommodation. Access to the kitchen.

Kitchen

Two double glazed windows. Velux window. Wooden door leading to the side aspect/garden. Fitted with a range of eye and base level units with stone marble effect work surfaces over also forming partial up stands. Inset sink. Pantry style cupboard. Integrated oven, 5 ring induction hob and extractor over. Integrated wine cooler, slimline dishwasher, washing machine, fridge & freezer. Tiled wood effect flooring. Tiling to splash back areas.

First Floor Landing

Access to the loft. Access to both bedrooms and the family bathroom.

Bedroom One

Two double glazed sash windows. Radiator. Fire place. built in storage.

Bedroom Two

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a traditional style four piece suite comprising a free standing bath with shower attachment, pedestal wash hand basin, low level w/c and a shower area. Tiling to splash back areas. Tiled flooring. Ornate heated towel rail. Airing cupboard housing the central heating boiler.

To The Front

An area of block paved frontage providing driveway parking. Shared side access.

To The Rear

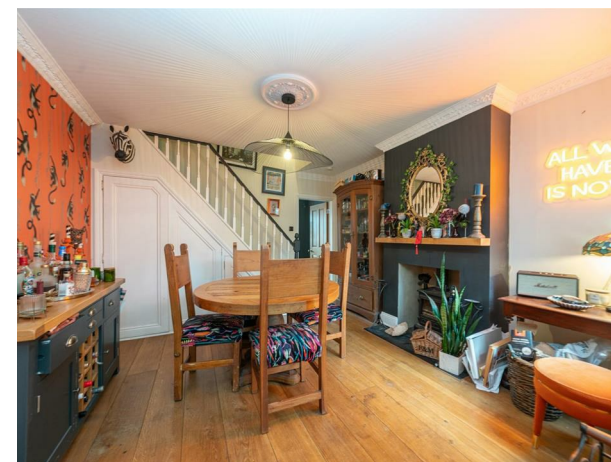
A rear garden arranged with an area of patio with steps up to a lawn and some planted areas partially enclosed by a mixture of timber and chain link fencing. Shed/workshop located at the gardens end. Right of way access for neighbours to use the properties side access.

AML For Purchasers

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

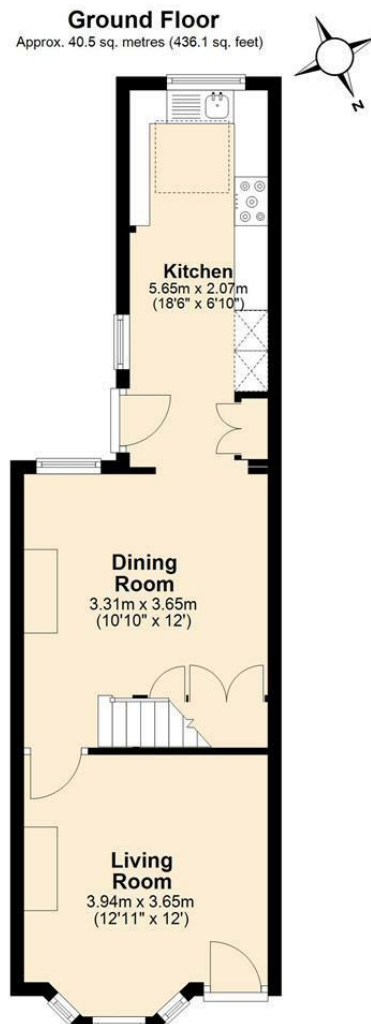
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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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Total area: approx. 87.5 sq. metres (942.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp. □

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

