



## 60 Ebberns Road, Hemel Hempstead, HP3 9QR

Guide price £475,000

- Three Bedrooms
- 100ft+ South West Facing Garden
- Open Fire
- Canal Views
- Characterful Features
- Apsley Station Access
- Incredible Location
- Opel Plan Kitchen/Breakfast Room

# 60 Ebbens Road, Hemel Hempstead HP3 9QR

Al'fresco dining is an absolute must, with this exceptional Three-bedroom character home in an enviable canalside setting, with a decked terrace area that joins the canal and offers beautiful views, tranquil settings and sunshine morning, afternoon and night. Occupying a truly picturesque canalside position, this beautifully presented three-bedroom character property enjoys an idyllic outlook across its stunning south-westerly facing garden and offers a rare opportunity to acquire a charming home in one of Apsley's most sought-after locations. Ideally situated within walking distance of Apsley Mainline Station, the vibrant Marina, and an excellent selection of local amenities, the property is offered to the market with No Upper Chain.

The accommodation has been thoughtfully maintained and enhanced, blending period character with modern convenience. An entrance vestibule leads into a welcoming living room featuring a bay window and attractive fireplace, creating a warm and inviting focal point. To the rear, the extended kitchen/dining room provides a superb open-plan living space, fitted with an extensive range of wall and base units, generous work surfaces, and ample space for appliances, together with a dedicated dining area ideal for both family living and entertaining.

The first floor offers a bright landing with high ceilings, access to a boarded and insulated loft, and an airing cupboard housing a recently replaced boiler. The spacious family bathroom is finished with fully tiled walls and comprises a bath with electric shower over, wash hand basin, WC, and a double-glazed rear aspect window.

The principal bedroom enjoys delightful canal views and benefits from a dressing area and fitted wardrobes, creating an excellent retreat. A further double bedroom also features fitted wardrobes, whilst the third bedroom offers flexibility as a nursery, guest room, or home office.



Council Tax Band:



## Gardens

Externally, the property continues to impress. The front garden is enclosed by a low brick wall and mature hedging with gated access to a paved area. The magnificent rear garden extends to approximately 100ft and enjoys a desirable westerly aspect. Beautifully landscaped, it features a generous patio terrace surrounded by established herbaceous borders, steps leading to a further paved seating area with an electrically connected garden shed, and a delightful decked entertaining area positioned beside the canal. A charming pergola draped with a mature vine provides seasonal grapes, shade, and a wonderful setting from which to enjoy the tranquil waterside surroundings.

Properties in this exceptional position are rarely available, and with the added advantage of No Upper Chain, early viewing is highly recommended.

## Area Guide

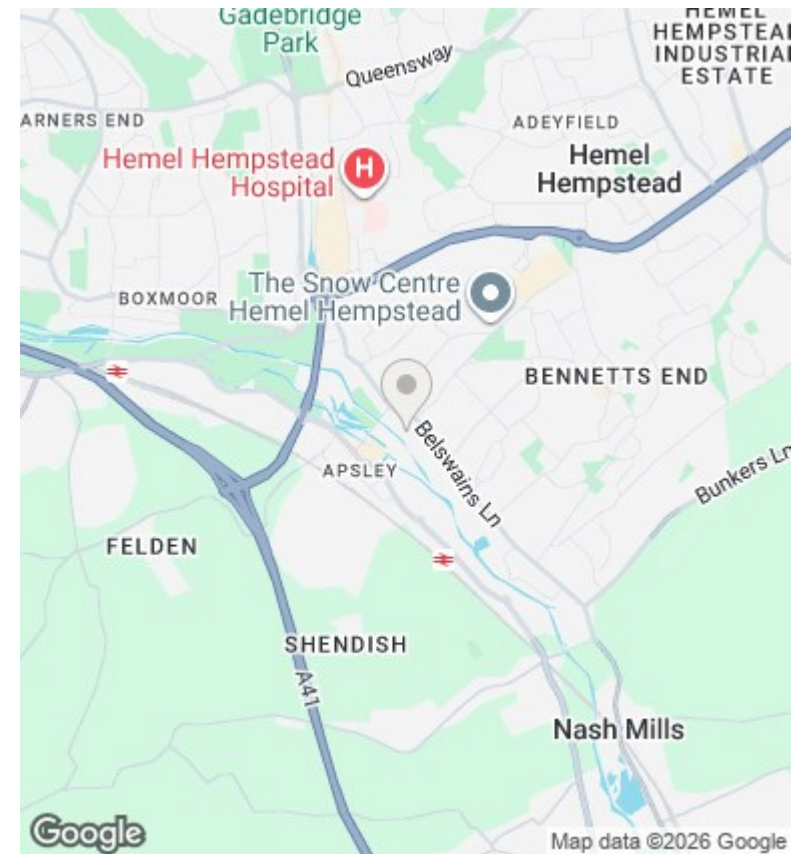
Apsley is a sought-after Hertfordshire enclave known for its blend of riverside charm, modern conveniences, and excellent commuter links. Centred around the Grand Union Canal and Apsley Marina, the area offers a relaxed village feel while remaining moments from Hemel Hempstead's wider amenities.

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.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	