





**Offers in Excess of
£425,000**

Situated within the sought-after Aspen Park development in Apsley, this beautifully presented two-bedroom terrace home offers modern living in a highly convenient location. The ground floor features a welcoming entrance hall, a fitted kitchen, a cloakroom, and a spacious lounge/dining room with doors opening onto the private rear garden. To the first floor are two well-proportioned bedrooms and a modern family bathroom, offering comfortable living accommodation. Externally, the property benefits from a private rear garden and an allocated parking space. Perfectly positioned for families, the property is within easy reach of the highly regarded Two Waters Primary School. For those commuting, Apsley Station is approximately 0.6 miles away, providing direct services to London Euston in around 30 minutes.

Property Description

Entrance Hall

Door to kitchen, door to living room, door to cloakroom, radiator, understairs storage, stairs rising to first floor.

Kitchen

Range of floor and wall mounted units, integrated washing machine, integrated dishwasher, integrated fridge freezer, built in oven, gas hob with extractor fan over, radiator, double glazed window to front.

Cloakroom

WC, pedestal hand wash basin, extractor fan.

Living Room

Double glazed window to rear, door to rear garden, radiator.

Bathroom

WC, panel bath with shower over, heated towel rail, frosted double glazed window to rear, extractor fan.

Bedroom 1

Double glazed window to front, built in wardrobe, radiator.

Bedroom 2

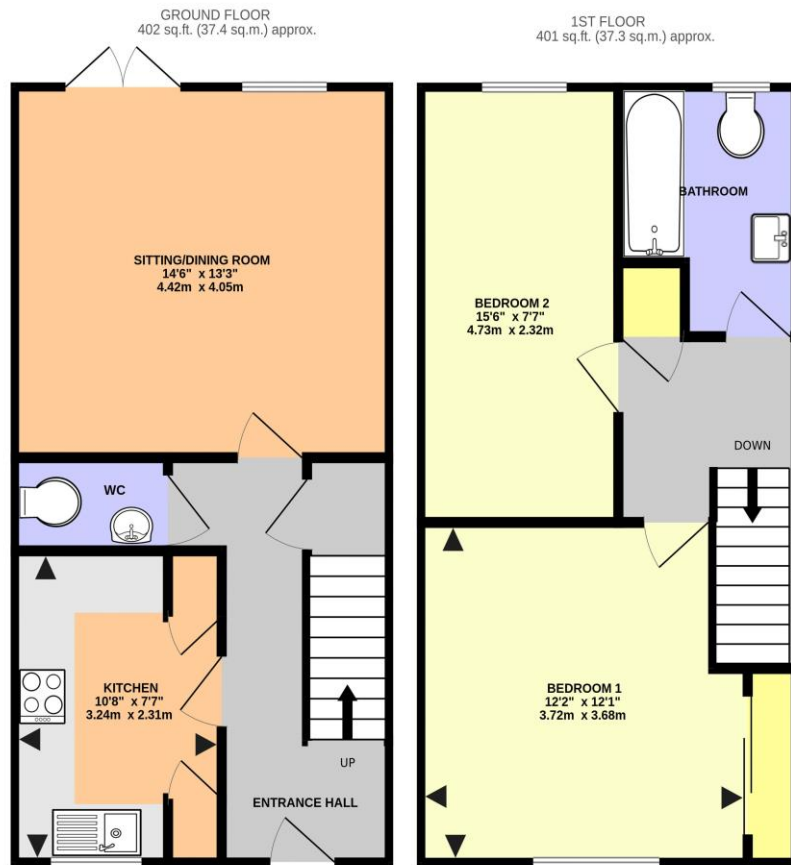
Double glazed window rear, radiator.

Front

One allocated parking space.

Rear Garden

Patio with lawn area, water tap, rear access gate.



WOODPECKER DRIVE, HEMEL HEMPSTEAD HP3 0FQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.
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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

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