

54 Shearwater Road
Aspen Park
HP3 0GD

David
Doyle
Sales and Lettings

Price £575,000 Freehold



This spacious and well presented 3 bedroom semi detached family home with a garage and parking situated on the sought after modern development `Aspen Park` that is close to excellent amenities, play parks, highly regarded schooling and Apsley main line station with links to London Euston.

The ground floor features an open plan lounge dining room with a pair of French doors that offer access out to the pleasantly private rear garden, a fitted kitchen, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and a range of integrated appliances.

The first floor features 2 bedrooms and a family bathroom, both bedrooms benefit from fitted wardrobes and the bathroom is fitted in white with chrome fittings.

On the second floor you have an impressive primary bedroom with a walk in wardrobe and an ensuite shower room.

The rear garden is pleasantly private and arranged with low maintenance in mind with a patio seating area for outside entertaining and an area laid with artificial lawn.

To the rear of the property is a garage that offers parking to the front of it.

Viewing is highly recommended.

Near by `Apsley village` is a favoured residential area with a delightful village feel and excellent local schooling and a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Spacious and well presented 3 bedroom semi detached family home with a garage and parking

Located on this sought after modern development

Open plan lounge dining room

Fitted kitchen

Downstairs cloak room

First floor family bathroom

Impressive primary bedroom with a walk in wardrobe and ensuite shower room

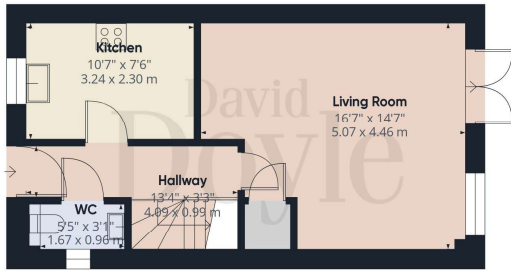
Two other bedrooms both with fitted wardrobes

Pleasantly private rear garden

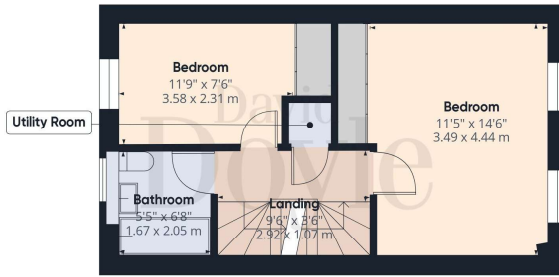
Viewing is a MUST

Council Tax Band E

Freehold



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1166.15 ft²
108.34 m²

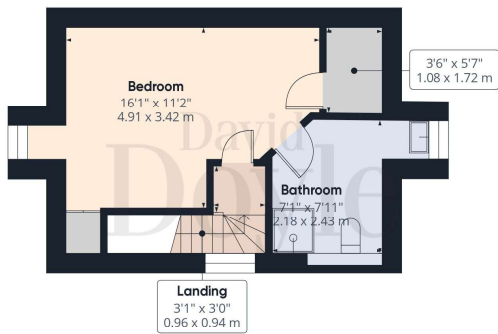
Reduced headroom
0.15 ft²
0.01 m²

(1) Excluding balconies and terraces

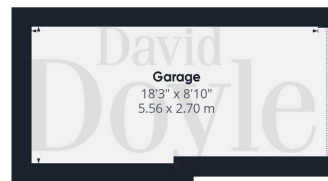
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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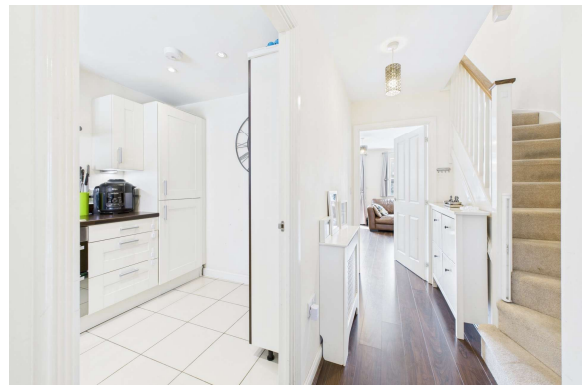


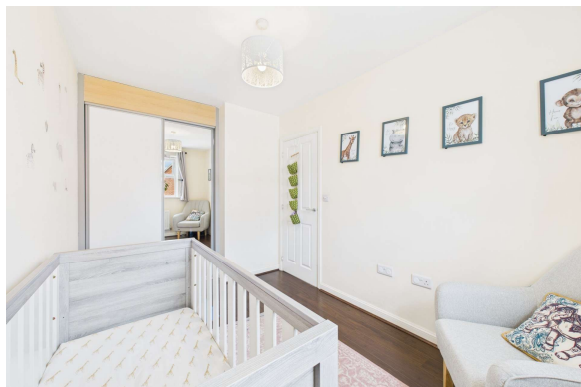
Floor 2 Building 1



Ground Floor Building 2

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

54 Shearwater Road, Aspen Park, Hemel Hempstead, Hertfordshire, HP3 0GD

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2015
Council Tax Band	E
This year council tax charge	2775.69
Tenure	Freehold Garage is leasehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	Car park maintenance charge
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Garage Allocated Parking
Please state any costs per annum for parking	Car park maintenance only

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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