

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



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Offers in Excess of £475,000 Freehold



David Doyle are delighted to offer to the Sales Market this superb 3 Double Bedroom Character property constructed in the late 1800`s and situated in this popular Apsley location close to excellent amenities and highly regarded schooling centrally located for both Hemel Hempstead and Apsley train stations. The property has been updated and refurbished to a high standard by the current owners and offers versatile living space over 3 floors. The accommodation comprises a hallway with stairs to the first floor and a door to the dual aspect reception room divided into two distinct areas, the living room with a beautiful feature fireplace and bespoke shelving and the dining area opening to a fitted kitchen offering a wide range of wall and base units, work surfaces, a built in oven and hob, space and plumbing for white goods and leading to an inner lobby with doors to a guest cloakroom and a useful utility area. goods. To the first floor is a landing with stairs to the second floor and doors to bedrooms 2 and 3 and a

beautiful large 4 piece family bathroom fitted with a white suite and chrome sanitary ware. To the second floor is the impressive master suite offering flexible space and with built in bespoke cupboards, further eaves storage and far reaching views. Externally, the rear garden is a particular feature of the property being generous in size and with a decked seating area, a lawn with mature plant and shrub borders, a summer house/shed, fenced boundaries and gated rear access. The front of the property offers a further shingled garden and an original tiled path to the front door. With benefits including gas central heating, double glazing and shutters to the front aspect, an appointment to view is a must to appreciate this rarely available period home.

`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. Character Family Home

Three Double Bedrooms

Updated By The Current Owners

Exceptional Second Floor Bedroom

Well Presented Throughout

Boiler Fitted Approx 2017

Four Piece Family Bathroom

Guest Cloakroom and Utility Room

Generous Rear Garden

Call To View

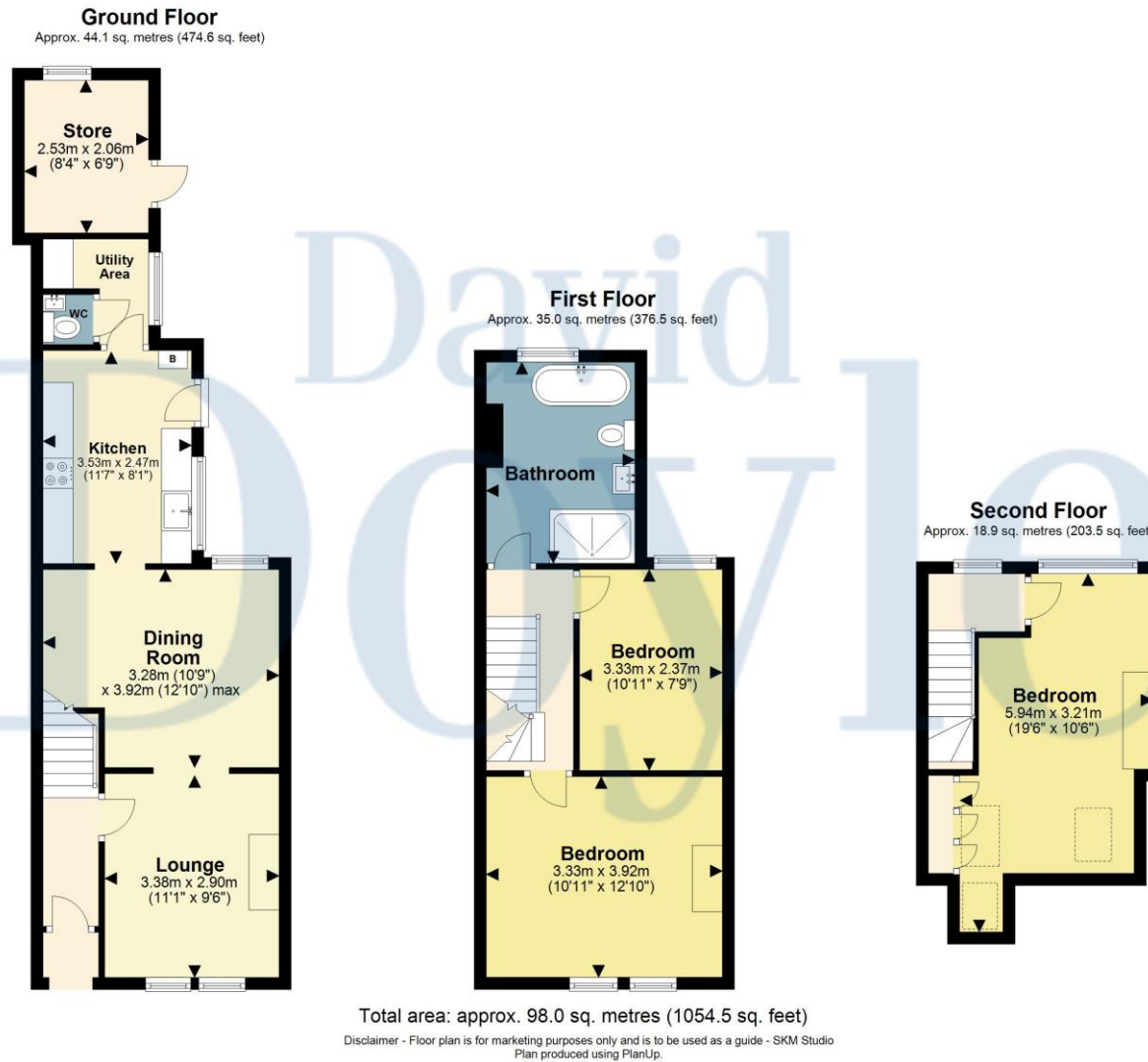
David
Doyle

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Call **01442 248671** to arrange a viewing or register an interest



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