

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**23 West Valley Road
Apsley
HP3 0AN**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers in Excess of £650,000



A particularly fine example of a 5 bedroom character semi-detached property built in 1926 that has been extended and sympathetically updated by its current owners and with the benefit of off street parking.. The property has many excellent features including a living room, extended fitted kitchen/dining room leading to a study/treatment room on the ground floor. 4 bedrooms, one with ensuite and family bathroom to the first floor. The 2nd floor boasts a further bedroom and a separate usable loft space. Offering flexible accommodation and tasteful décor, viewing comes highly recommended.

'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.

Original stained glass front door to:

HALLWAY

Radiator behind cover, painted stripped wooden floor boards, under stairs cupboard housing electric meters and storage, newly carpeted stairs to first floor.

LOUNGE

Cast iron log burning fire with wooden mantle and surround, contemporary radiator, picture rail, double glazed box bay window to front.

KITCHEN/FAMILY ROOM

With two distinct areas and a particular feature of the property being been recently extended and fitted with a wide range of quality wall and base units comprising both

cupboards and drawers and with the benefit of matching pelmets and plinths. Luxury ceramic sink with drainer and stainless steel mixer tap, integrated electric AEG oven and integrated AEG 5 ring gas burner hob with stainless steel extractor over. Space and plumbing for washing machine and dishwasher, space for full size fridge. Coordinating wooden work surfaces and breakfast bar, part tiled walls, recessed ceiling lighting, tiled floor. Under stairs storage cupboard housing full height freezer and storage. Double glazed window to rear and side aspects, double glazed door to rear. Door to home office/treatment room.

FAMILY AREA

Contemporary radiator, recessed ceiling lighting, tiled floor, two double glazed windows and newly replaced French doors to rear garden.

DINING ROOM

Contemporary radiator, recessed ceiling lighting, tiled floor, double glazed window to front.

FIRST FLOOR

MASTER BEDROOM

Velux window, recessed ceiling lighting, radiator, double glazed window to front, door to:

EN-SUITE

Fitted with a 3 piece suite comprising a walk in shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls, recessed ceiling lighting, double glazed window to rear aspect.

BEDROOM TWO

Radiator. Art deco fireplace, double glazed window to rear.

BEDROOM THREE

Radiator, art deco fireplace, double glazed box bay window to front.

BEDROOM FOUR

Radiator, double glazed window to front.

FAMILY BATHROOM

Refitted with a 4 piece suite comprising a panelled bath with mixer tap and shower attachment, large walk in shower cubicle, low level WC and a pedestal wash hand basin. Part tiled walls, recessed ceiling lighting, tiled floor. Cupboard housing wall mounted combi boiler fitted approximately one year ago and further storage cupboard over. Double glazed window to rear.

SECOND FLOOR

BEDROOM FIVE

Of good size and with two velux windows, four eaves storage cupboards, recessed ceiling lighting and radiator.

FURTHER USABLE LOFT SPACE

Currently used for storage but offering multi-purpose use. Velux window and power.

OUTSIDE

REAR GARDEN

Pleasantly private and of excellent size. Arranged with a patio leading to sleeper steps up to a decked seating area. Otherwise laid to lawn with fenced and hedged boundaries and shed to the gardens end. Posts in place to erect a garden structure. Outside light, outside tap. Gated side access to front.

FRONT GARDEN

Brick blocked driveway providing excellent off street parking facilities. attractive plant and shrub borders. Walled boundaries.

David
Doyle

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

 **MAYFAIR**
OFFICE.CO.UK

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



Total area: approx. 150.7 sq. metres (1621.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

23 West Valley Road
Apsley
HP3 0AN

 **MAYFAIR**
OFFICE.CO.UK

Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671