David Doyle

24a London Road Hemel Hempstead HP3 9SB

Offers in Excess of £285,000

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

Leasehold

















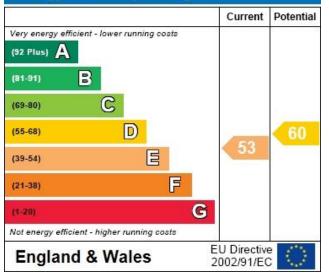


This stunning and spacious 2 Double Bedroom first floor Duplex Maisonette is conveniently located for local shops, schools, amenities and Apsley main line station with links to London Fuston. This beautifully presented property is throughout and benefits from a small private court vard garden. The accommodation comprises of a spacious Lounge with a feature fireplace, generous Dining Room, High gloss fitted Kitchen with Quartz work surfaces and integrated appliances, large family Bathroom and two double Bedrooms. The Dining Room has been previously used as a third Bedroom. Viewing highly is 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.

- Stunning 2 Double Bedroom first floor Duplex Maisonette
- Convenient for local amenities and mainline station with links to London Euston
- Spacious Loge with feature fireplace
- Generous Dining Room
- High gloss fitted Kitchen with integrated appliances and Quartz work surfaces
- Large family Bathroom
- Viewing highly recommended

Energy Efficiency Rating





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 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.



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



24a London Road Hemel Hempstead HP3 9SB



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

01442 248671