

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**71 Weymouth Street
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Offers in Excess of £490,000



David Doyle are thrilled to offer to the Sales Market this exceptional 3 Bedroom Character property constructed in the late 1800`s and situated in this popular Apsley location close to excellent amenities and highly regarded schooling. The property has been extensively updated and refurbished to a high standard by the current owners and offers versatile living space. The accommodation comprises two reception rooms, the living room with a beautiful feature fireplace, both with built in bespoke storage and the dining room with a personal door to the rear garden. Accessed from the dining room is a stunning refitted kitchen offering a wide range of wall and base units, quartz work surfaces, built in `Bosch` appliances and leading to a useful utility area with space and plumbing for white goods. Finishing the ground floor accommodation is a beautiful 4 piece contemporary family bathroom fitted with a white suite and chrome sanitary ware. To the first floor is a landing with loft access and doors to three spacious bedrooms, the Master of

excellent size and with a range of built in wardrobes to one wall. Also accessed from the landing is a fantastic and incredibly useful Guest Cloakroom. Externally, the rear garden is a particular feature of the property being Southerly facing, generous in size and with various patio areas, extensive lawn, mature plant and shrub borders, sheds, fenced boundaries and gated side access. The front of the property offers a further herbaceous garden and an original tiled path to the front door. Coming to the Market for the first time in over 30 years and offered in immaculate condition throughout, an appointment to view is a must to appreciate this rarely available period home.

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.

3 Bedroom Period Home

Beautiful Condition Throughout

2 Reception Rooms

Fantastic Rear Garden

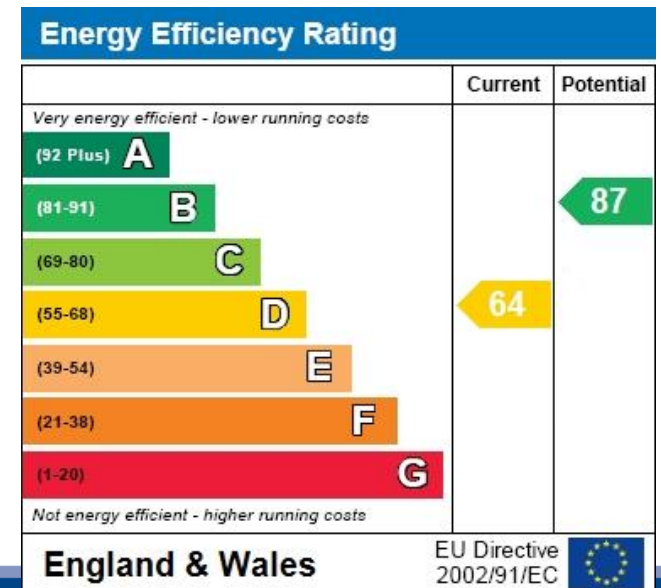
Scope to Extend (STNPC)

Bespoke Kitchen with Quartz Work Surfaces

Apsley Village Situation

Ground Floor Bathroom & First Floor Cloakroom

Viewing Advised



David
Doyle

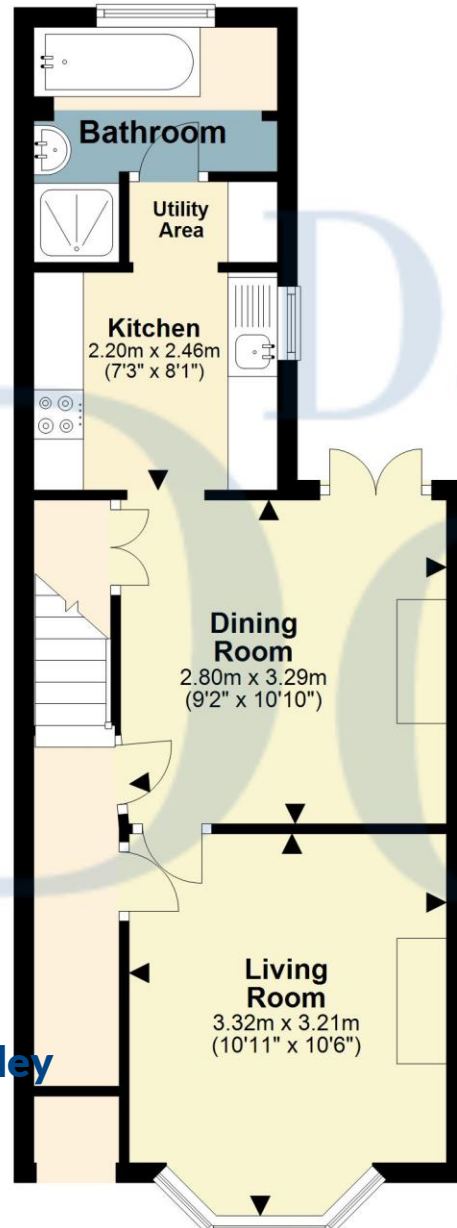
David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer 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.

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

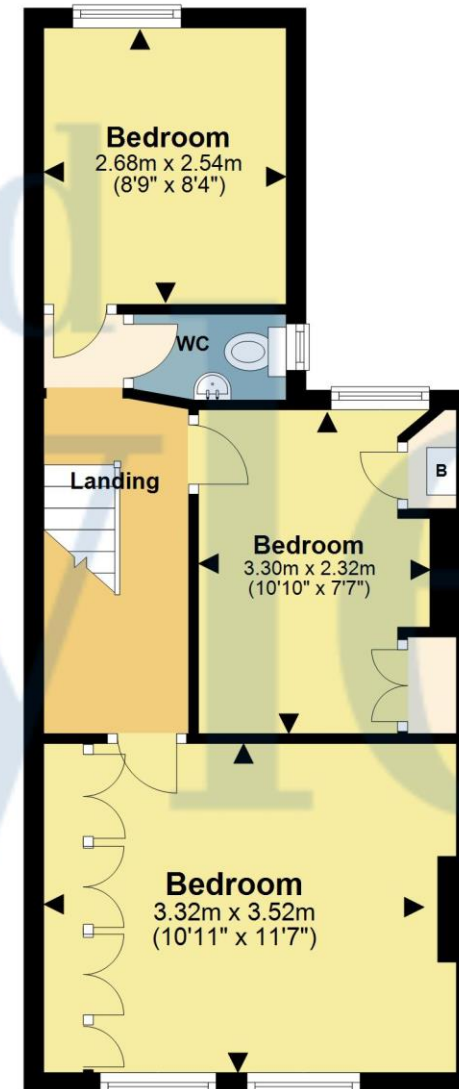
Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



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