

David Doyle

 **MAYFAIR**
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**3 White Lion Street
Apsley
Hemel Hempstead
HP3 9RQ**

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Price £460,000 Freehold



This spacious and beautifully presented 4 Bedroom family home has been much improved by the current owners and enjoys a sought-after situation that is conveniently located for well-regarded schooling, Apsley high, Apsley Lock Marina, The Grand Union Canal, local play parks and Apsley main line station with links to London Euston. The ground floor is arranged with an open plan Lounge Dining Room which has an impressive glass vaulted ceiling with fitted blinds, oak flooring, useful understairs storage cupboard and a pair of double-glazed French doors opening on to the Rear Garden. The Kitchen has been recently remodelled to offer a contemporary and stylish finish with larger footprint, fitted with a range of matching high gloss handleless wall and floor mounted units, feature lighting, integrated appliances and solid square edge work surfaces with matching upstands. The ground floor is completed by a Guest Cloak Room and an Entrance Hall with stairs leading to the first floor. On the first floor you will find Bedroom 3 and 4 along with the Family Bathroom. Bedroom 3 benefits from built-in wardrobes and the Family Bathroom is fitted in white with chrome fittings. On the second

floor we have the Master Bedroom with built-in wardrobes and an En suite Shower Room that has been refurbished to a high standard, while Bedroom 2 also benefits from built-in wardrobes. Externally the property has a pleasantly private south east facing Rear Garden that is arranged with low maintenance in mind and offers secure gated rear access that leads out to the Garage that is located to the rear of the property. The Garage offers additional eaves storage and a dedicated parking space to the front of it. The property also benefits from a boarded and spacious high-pitch loft space that is accessed via a pull down ladder in the Master Bedroom. The vendors have made a several of improvements to the property including a new gas boiler in 2020, a new consumer unit also in 2020 and new carpets and underlay throughout in 2022.

`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.

Much improved 4 Bedroom Family home

Master Bedroom with refurbished Ensuite Shower Room

Generous open plan Lounge Dining Room

Remodelled and enlarged Kitchen

Guest Cloak Room

Built-in wardrobes to 3 Bedrooms

Low maintenance South East facing Rear Garden

Parking and Garage with Eaves Storage

Recently replaced Gas Boiler and Consumer Unit

VIEWING HIGHLY RECOMMENDED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

David
Doyle

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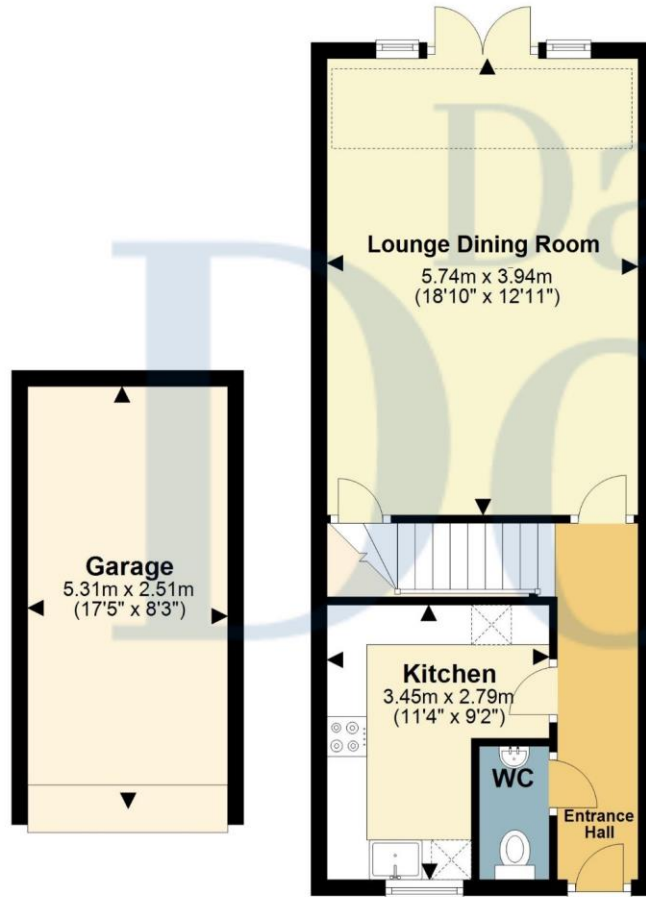


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Call **01442 248671** to arrange a viewing or register an interest

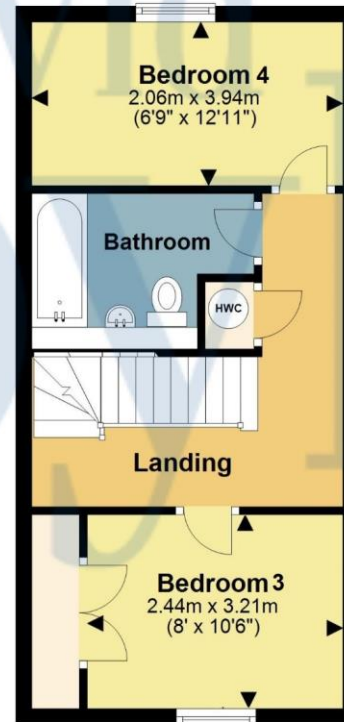
Ground Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



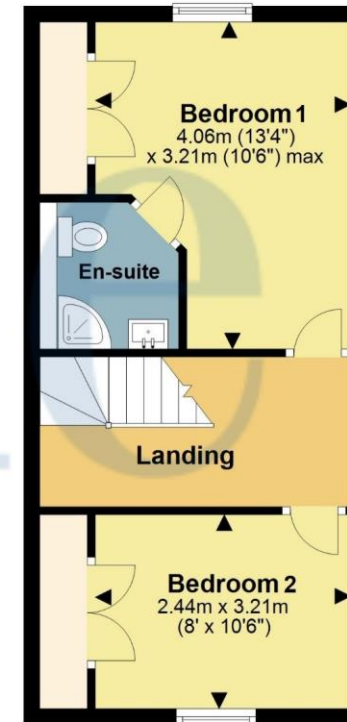
First Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 121.2 sq. metres (1305.0 sq. feet)

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

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