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**Doyle**

 **MAYFAIR**  
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**Apsley**  
**HP3 9QR**

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**Offers Over £450,000** Freehold



David Doyle are delighted to offer to the sales market this beautifully well proportioned and tastefully presented three bedroom family home with off street parking situated on this sought after development close to local shops, schools, amenities, Apsley Marina and Main Line Station with links to London Euston. The property was constructed in 2018 and offers well planned accommodation comprising a spacious hallway with stairs to the first floor and doors to a guest WC, a contemporary fully integrated fitted kitchen with sliding doors leading to the spacious living/dining room with french doors opening to the rear garden. To the first floor are three well proportioned bedrooms, the master with an en suite shower room and finishing the accommodation is the attractive family bathroom. Externally, the property benefits from a landscaped rear garden arranged with a patio seating area, an artificial lawn, gated rear access and fenced boundaries. To the front of the property is a further garden area and a driveway providing off street parking. With approximately five years remaining on

the new build warranty and the huge benefit of NO UPPER CHAIN, an internal appointment to view is highly recommended to appreciate this lovely property.

`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.

Three Bedroom Home

Constructed in 2018

Sought After Location

En Suite To Master

Landscaped Rear Garden

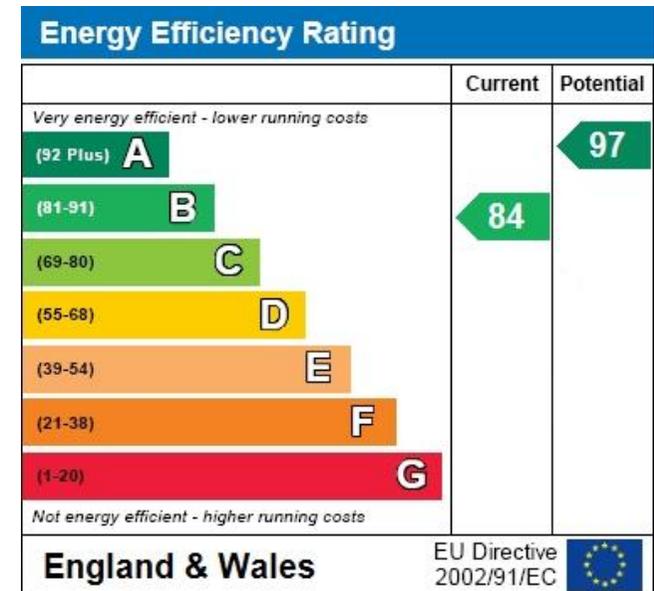
Canal Side Situation

Close To Amenities

Driveway

NO UPPER CHAIN

Viewing Advised



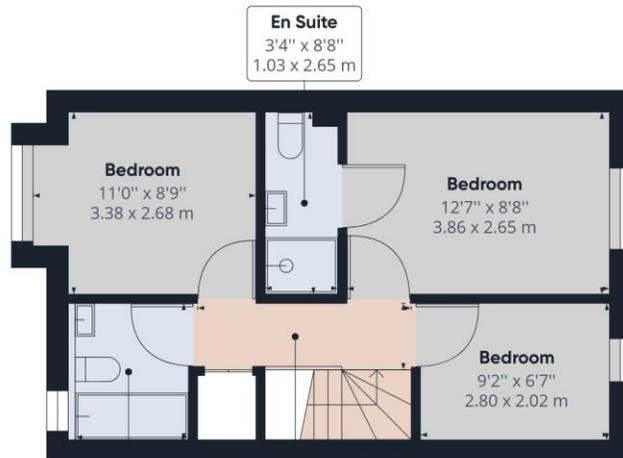
Call **01442 248671** to arrange a viewing or register an interest



**WC**  
6'3" x 3'4"  
1.92 x 1.02 m

6'4" x 2'9"  
1.94 x 0.85 m

Ground Floor



**Bathroom**  
5'7" x 6'8"  
1.72 x 2.04 m

**Landing**  
10'0" x 3'4"  
3.07 x 1.02 m

Floor 1

**Approximate total area<sup>(1)</sup>**

798.15 ft<sup>2</sup>

74.15 m<sup>2</sup>

**Reduced headroom**

7.93 ft<sup>2</sup>

0.74 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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