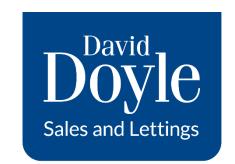
1 White Lion Street Apsley HP3 9RQ



Guide Price £460,000 Freehold



Excellent family home with a garage and parking situated in this sought after Apsley development close to excellent amenities, highly regarded schooling and travel links. The property has been updated by the current owners and is offered in good decorative order throughout. Arranged over three floors, the property comprises a hallway with stairs to the first floor and doors to the guest WC, the refitted kitchen arranged with a range of wall and base units, co ordinating wooden work surfaces and integrated appliance and a bright and spacious living room with patio doors opening to the rear garden. To the first floor is a generous landing with stairs to the second floor and doors to two bedrooms and the family bathroom fitted with a white suite and chrome sanitary ware. The second floor offers the generous master bedroom with an ensuite shower room and a further bedroom. Externally, the rear garden is attractively landscaped and arranged with patio and artificial lawn, fenced boundaries and gated rear access leading to the driveway and garage. With the huge benefit of NO UPPER CHAIN, this lovely family home is a must see and an internal viewing is 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.

Four Bedroom Family Home

Driveway & Parking

Sought After Apsley Situation

Close To Excellent Amenities, Schools & Station

Good Decorative Order

Bespoke Shutters

Ensuite To Master

Fitted Wardrobes To Three Bedrooms

NO UPPER CHAIN

Viewing Highly Recommended

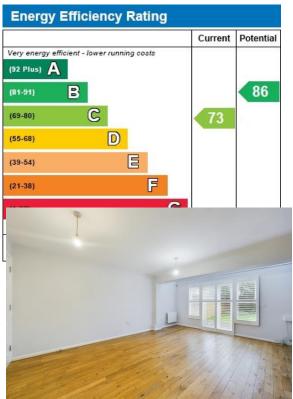
Council Tax Band E

Tenure -Freehold



Scan here for more details

















CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

1 White Lion Street, Hemel Hempstead, Hertfordshire, HP3 9RQ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	2002
Council Tax Band	E
This year council tax charge	2700
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	300
Construction type	Timber frame
Is your property supplied	
by mains electricity?	Yes
	Yes
by mains electricity? Is your property supplied	
by mains electricity? Is your property supplied by mains Gas? Is your property supplied	Yes
by mains electricity? Is your property supplied by mains Gas? Is your property supplied by mains drainage? Is your heating gas to	Yes

Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation are?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property is a flood risk area?	Yes
If yes please provide details.	River Gade and canal run close to the property.
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accesibility features installed?	No
Has your property been subject to any structural movement?	No

Is your property in the vicinity of any current or No historic mining?

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 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.