

1 White Lion Street

Apsley

HP3 9RQ

David
Doyle
Sales and Lettings

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, coordinating 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





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 |
|---|-----|

| | |
|---|-----|
| Is your property supplied by mains Gas? | Yes |
|---|-----|

| | |
|--|-----|
| Is your property supplied by mains drainage? | Yes |
|--|-----|

| | |
|--|-----|
| Is your heating gas to radiator heating? | Yes |
|--|-----|

| | |
|--------------------------------|-------|
| How is your broadband supplied | Fibre |
|--------------------------------|-------|

| | |
|---|----------------------------|
| What parking facilities does your property have | Private/driveway Garage |
|---|----------------------------|

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 area?

No

Is the property listed?

No

Are there any restrictive covenants?

No

Are there any rights of way or easements?

No

Is your property in 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 accessibility 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?

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