

David Doyle

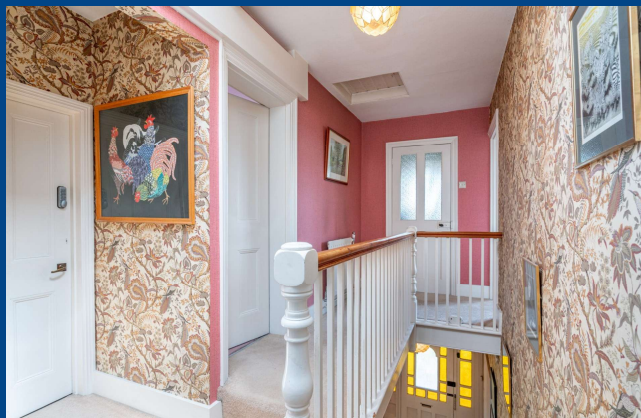
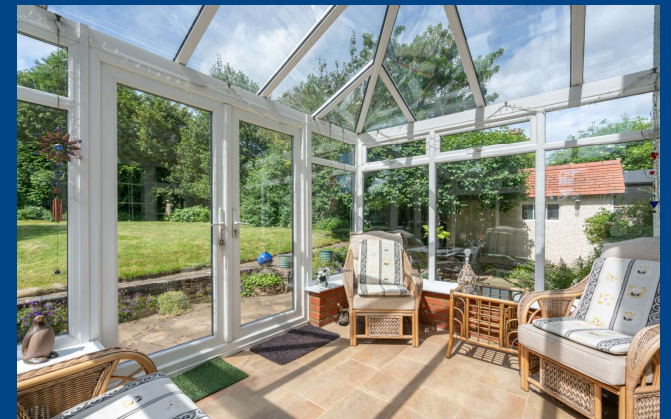
 **MAYFAIR**
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Apsley
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Guide Price £850,000 Freehold



A rarely available four bedroom detached property with a double garage situated on the much sought after `Manor Estate` and within easy access to Apsley village, highly regarded schooling and Apsley Mainline Station offering excellent links to London. The property sits on a sizeable plot and has been well maintained by its owners whilst offering scope for updating and extension subject to the necessary planning consents. Internally, the accommodation is well proportioned and comprises a generous reception area with doors to a storage cupboard, guest WC, a dual aspect dining/living room leading to the lovely conservatory enjoying views of the rear garden. Finishing the ground floor accommodation is the fitted kitchen/breakfast room arranged with wall and base units, coordinating work surfaces and a very useful utility room. To the first floor is a spacious landing with loft access and doors to four generous bedrooms, three of which being doubles, a large storage cupboard and the family bathroom with a separate WC. Externally,

the rear garden is a particular feature of the property being magnificent in size and well arranged with patio seating areas, a generous lawn with colourful mature plants and shrubs, fenced boundaries, a green house and brick built shed. To the front of the property is the large double garage benefiting from light and power, a generous driveway offering excellent off street parking facilities and a further mature garden with steps leading to the front door. Benefiting from many beautiful original features and NO UPPER CHAIN, an internal viewing is highly recommended to appreciate this wonderful family home.

The Manor estate is an exclusive development close to both countryside, vibrant Apsley village centre and the main line railway station serving London Euston. Apsley village itself offers an extensive range of shopping facilities and other amenities including the Village Hall and a range of traditional public houses and restaurants.

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.

Rarely Available Four Bedroom Detached Family Home

Double Garage & Driveway

Particularly Generous Plot With Beautiful Rear Garden

Sought After `Manor Estate`

Close To Schools, Amenities & Station

Three Reception Rooms

Good order Throughout With Scope To Update/Extend STNPC

NO UPPER CHAIN

Viewing a Must

Council Tax Band F

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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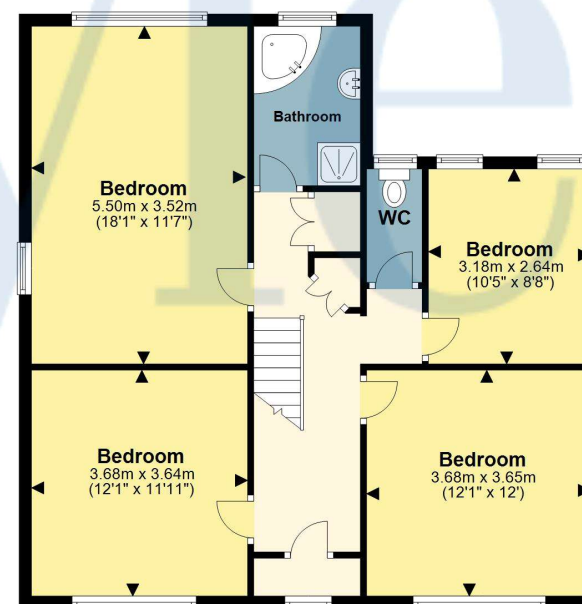
Ground Floor

Approx. 115.5 sq. metres (1243.6 sq. feet)



First Floor

Approx. 76.2 sq. metres (820.1 sq. feet)



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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.

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