

**18 Stephenson Wharf, Apsley
Lock, Hemel Hempstead,
Hertfordshire, HP3 9WZ**

David
Doyle
Sales and Lettings

Price £550,000 Freehold



This spacious 3 bedroom family home has been lovingly remodelled and refurbished to a high standard throughout to offer contemporary and stylish accommodation and is located in the ever popular area of Apsley Lock. For your convenience local shops, schools, amenities, canal side walks and Apsley main line station with links to London Euston are all close to hand. The property also benefits from a garage located to the rear along with an allocated parking space. The accommodation comprises a good sized living room, an impressive open plan kitchen, breakfast family room and a separate dining room. The kitchen has been refitted with a range of match high gloss wall and floor mounted units, colour coordinated work surfaces with a breakfast bar area, integrated Neff hide and slide oven/grill, 4 burner gas hob, space and plumbing for both an automatic washing machine and a tumble dryer, integrated fridge freezer and dishwasher. On the ground floor you will also find a useful guest cloak room, while the first floor features a refitted family bathroom and the master bedroom benefits from an ensuite shower room. The family bathroom has been luxuriously refitted fitted in white with chrome fittings and features a contemporary free standing bath with a mixer tap and shower attachment, a wall hung vanity unit with wash hand basin, mixer tap and a storage drawer under, a low level WC and a stylish chrome heated towel rail. The ensuite shower room is also beautifully fitted in white with chrome fittings and features a walk in shower with a rain fall shower, a separate shower attachment and a fitted glass shower screen, a wall hung vanity unit with wash hand basin, mixer tap and a storage drawer under, a low level WC and a stylish chrome heated towel rail. The rear garden has been landscaped

with low maintenance in mind and is mainly decked with feature herbaceous borders, pergola, fenced boundaries, secure gated rear access, outside tap and a personal door to the garage. The garage benefits from power and lighting, an electric roll shutter door and useful loft storage. The property also benefits from Bamboo flooring throughout, double glazed windows and gas heating to radiators. Viewing is highly recommended to fully appreciate the quality of this property. Call NOW to arrange a viewing.

`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.

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.

Spacious 3 bedroom family home

Remodelled and refurbished to a high standard throughout

Good sized living room. Dining room

Impressive open plan kitchen, breakfast, family room

Ensuite shower room to the master bedroom

Luxuriously refitted family bathroom

Guest cloak room

Low maintenance rear garden

Garage. Allocated parking

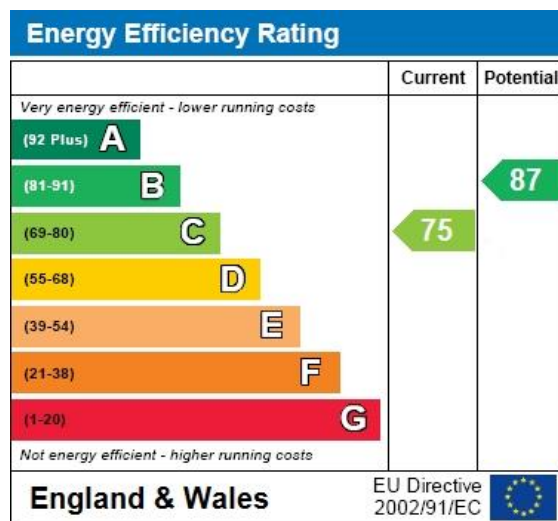
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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

18 Stephenson Wharf, Apsley Lock, Hemel Hempstead, Hertfordshire, HP3 9WZ

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?	2013
Council Tax Band	E
This year council tax charge	2525.43
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
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	Cable
What parking facilities does your property have	Garage Allocated Parking
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? No

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 historic mining? No

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.