

139 Ebberns Road, Apsley,  
Hemel Hempstead,  
Hertfordshire, HP3 9QS

David  
**Doyle**  
Sales and Lettings

Offers Over £475,000 Freehold



This beautifully presented 2 double bedroom end of terrace Edwardian home is presented to a high standard throughout, whilst being conveniently located for Apsley Lock Marina, the Grand Union Canal, local shops, amenities and Apsley main line station with links to London Euston.

The ground floor features a living room with a feature fireplace and a bay window with fitted window shutters, a stunning kitchen with island units and a pair of French doors that offer access out to the pleasantly private rear garden and patio seating area. The ground floor is completed with a useful utility room,, downstairs cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been fitted to a high standard with a range of matching wall and floor mounted units, integrated appliances, granite work surfaces, a colour coordinated tiled splash back, feature lighting and a matching island unit that benefits from a breakfast bar area for informal dining.

The first floor continues to impress with 2 double bedrooms and a luxuriously fitted 4 piece family bathroom. Both bedrooms feature fitted window shutters and the primary bedroom is of a generous size. The family bathroom is fitted in white with chrome fittings and comprises an enclosed shower cubicle, panelled bath, a vanity unit with a wash hand basin over and storage under, a low level WC and colour coordinated tiled walls with decorative feature tiling.

Externally, to the front of the property is a cottage style garden while the rear garden is another outstanding feature. The property boasts a good sized patio and seating area, an area laid to lawn, attractive feature hedging and gated side access.

An appointment to view is highly recommended to appreciate this exceptional family home.

`Apsley Village` is a favoured residential area with a delightful village feel 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.

Beautifully presented 2 double bedroom end of terrace Edwardian home

Finished to a high standard throughout

Stunning kitchen diner with an island unit

Utility room

Downstairs cloak room

Luxuriously fitted 4 piece first floor family bathroom

Fitted window shutters to both bedrooms

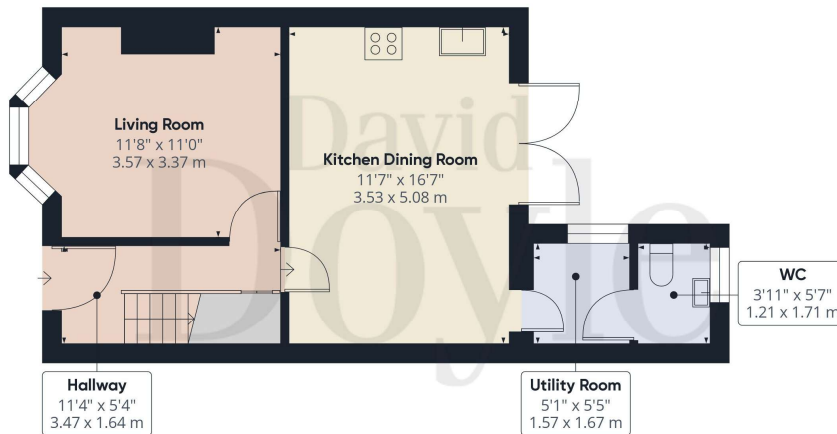
Pleasantly private landscaped rear garden

Convenient for local amenities

Viewing is a MUST

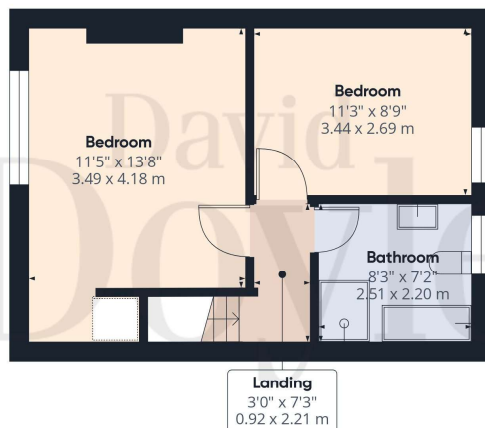
Council Tax Band C

Tenure -Freehold



Ground Floor

Approximate total area<sup>(1)</sup>  
787.69 ft<sup>2</sup>  
73.18 m<sup>2</sup>



Floor 1

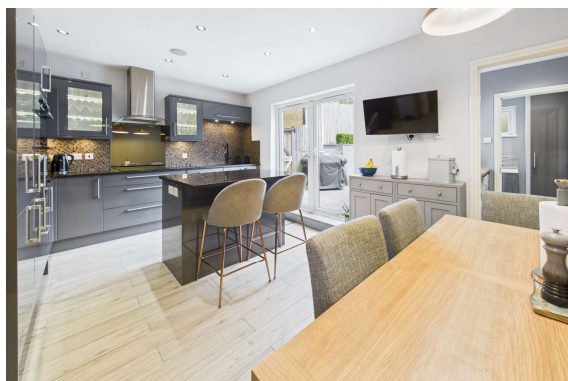
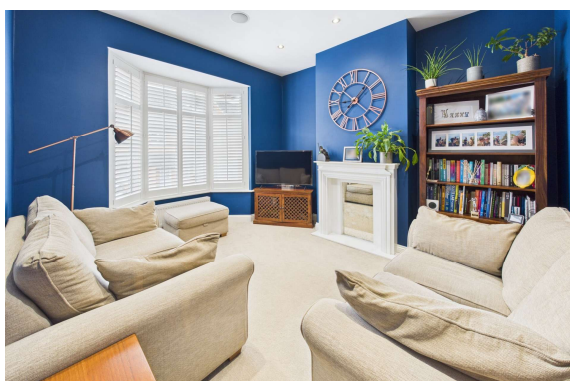
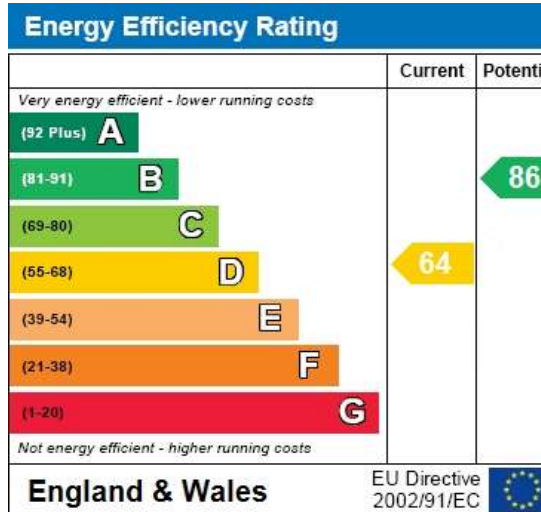
(1) Excluding balconies and terraces

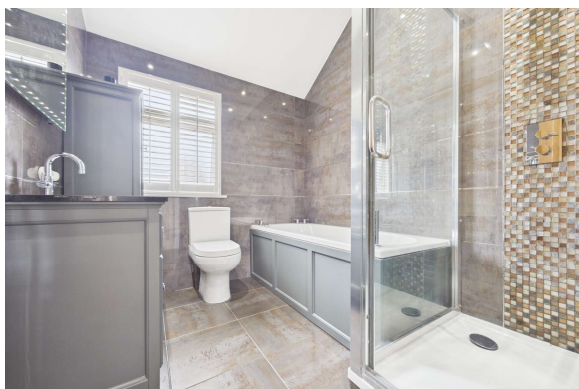
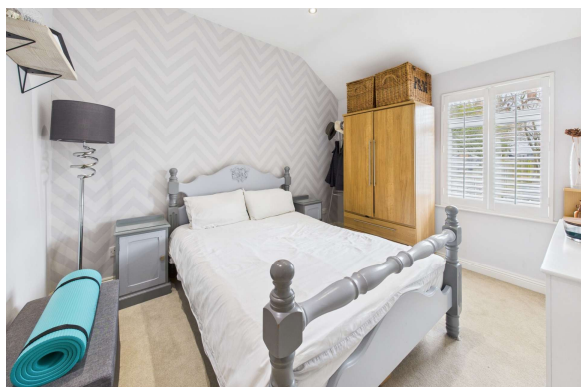
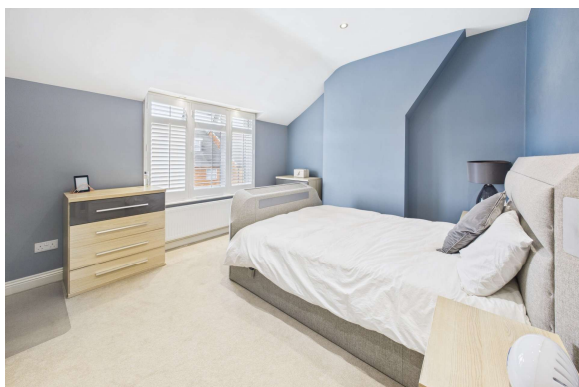
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 139 Ebborns Road, Apsley, Hemel Hempstead, Hertfordshire, HP3 9QS

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? 1900

Council Tax Band C

This year council tax charge £2018.69

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick

Roof type Tile

Is your property supplied by mains electricity? Mains Supply

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Mains Supply

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre to the property FTTP

Do you have a telephone connection? Landline

What parking facilities does your property have Unrestricted on street 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.