

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

David
Doyle
Sales and Lettings

Price £525,000 Freehold



This spacious and well presented 4 double bedroom family home with a garage is conveniently located for Apsley High Street, local shops, amenities, Apsley Lock Marina, The Grand Union Canal and Apsley main line station with links to London Euston.

The ground floor is arranged with a generous open plan lounge dining room that features a pair of double glazed French doors that offer access out to the rear garden, a fitted kitchen, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 2 double bedrooms both benefiting from built in wardrobes and a 4 piece family bathroom.

The second floor features 2 further double bedrooms one being the master bedroom that benefits from a range of built in wardrobes and an ensuite shower room.

Along with a storage cupboard on the ground floor both the first floor and second floor landings are of a good size and could be used as a study area.

The rear garden is pleasantly private and arranged with low maintenance in mind and is landscaped with decking and block paving, herbaceous borders, an awning, fenced boundaries and double rear gates that offer additional off road parking from the rear if required. To the rear of the property is a garage with an up and over door and eaves storage.

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.

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 and well presented 4 double bedroom family home

Ensuite to the master bedroom

Garage to the rear

Open plan lounge dining room

Fitted kitchen

Downstairs cloak room

First floor 4 piece bathroom

Pleasantly private rear garden

Convenient for local amenities and Apsley main line station

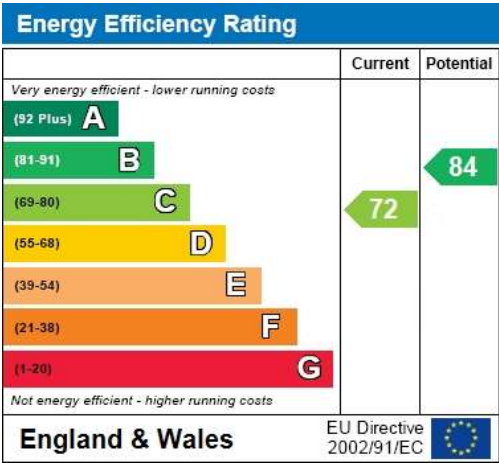
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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

4 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?	2003
Council Tax Band	E
This year council tax charge	2775.69
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	£300.83 last annual service charge demanded - covers landscape maintenance, pest control, estate water & electricity charges, etc.
Construction type	Timber frame
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?	None
What parking facilities does your property have	Garage
Please state any costs per annum for parking	None
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?	Yes
If yes please state what restrictions are in place.	No alterations that affect the external appearance of the house
Are there any rights of way or easements?	No
Is your property in a flood risk area?	Yes
If yes please provide details.	Surface water risk
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.