





**Offers in the Region
Of £539,000**

Set in a highly sought after location just a short distance from the town centre and within walking distance of Apsley train station, the fantastic three bedroom semi detached home is beautifully presented and has been tastefully extended to provide a generous lounge/dining room, fitted kitchen/breakfast room with utility, conservatory and a modern family bathroom bathroom. In addition, this property also benefits from a downstairs WC, landscaped rear garden and driveway parking for multiple cars.

Property Description

STORM PORCH

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator, wood effect flooring, stairs to first floor, built in storage cupboard, doors to cloakroom and lounge.

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c. wall mounted wash hand basin, wood effect flooring.

LOUNGE/DINING ROOM

Double glazed bay window to front aspect. Two radiators, electric fireplace, spotlights, glazed double doors to:

CONSERVATORY

Double glazed windows and doors on low level brick base, wood effect flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window and doors to conservatory, skylight. Range of wall mounted and floor standing units with roll edge work surface over, single drainer sink with mixer tap, integrated double oven, integrated hob with extractor fan over, integrated dishwasher, space for fridge/freezer, radiator, door to utility room.

UTILITY ROOM

Wall mounted unit, work surface with space for washing machine and tumbler dryer, wall mounted gas combination boiler.

LANDING

Double glazed window to side aspect. Access to loft space via drop down ladder, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Panelled bath with shower over, low level w.c., vanity wash hand basin, towel radiator, extractor fan, tiled walls.

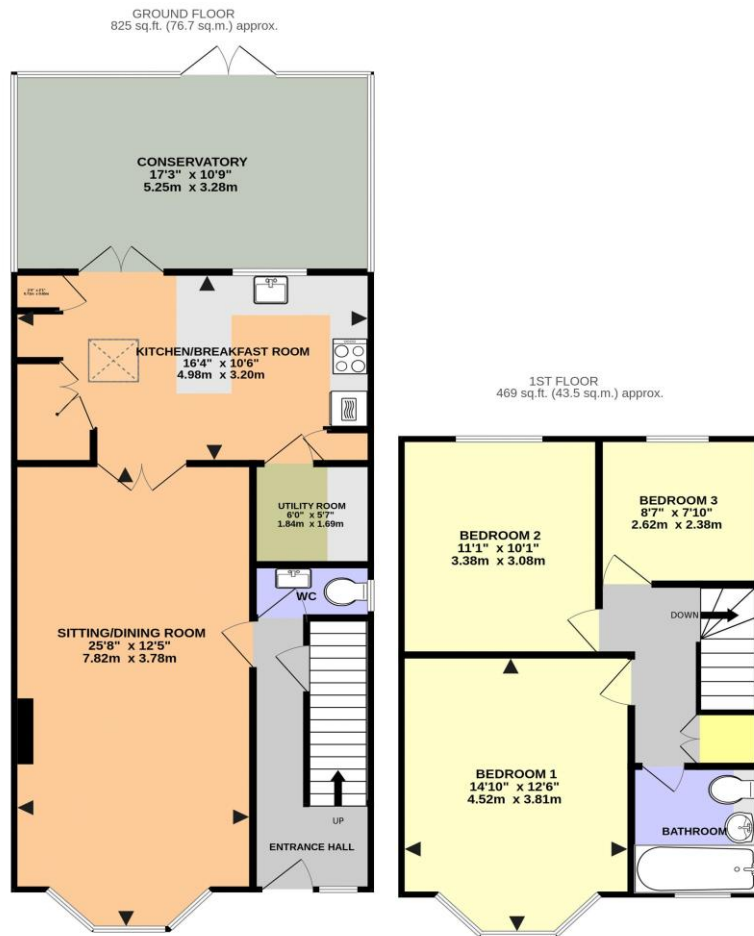
OUTSIDE

FRONT GARDEN

Block paved driveway parking for multiple cars.

REAR GARDEN

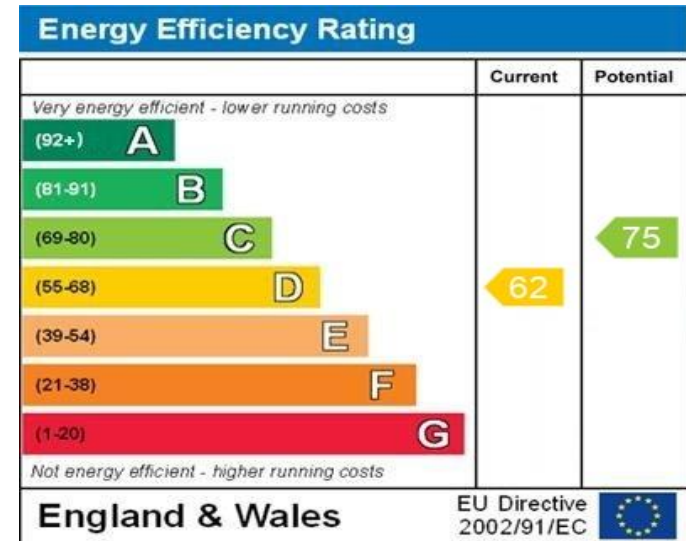
Landscaped rear garden with patio area, steps down to lawn and decked area to rear, raised flower beds and water feature, timber storage shed, gated passageway to side.



DEACONSFIELD ROAD, HEMEL HEMPSTEAD HP3 9HZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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