







**£475,000**

Set in a hugely popular development within walking distance to Apsley mainline train station and a host of local amenities this character, semi detached three bedroom home is in need of a full renovation, offering a wonderful opportunity to create a lovely family home. Comprising two reception rooms, kitchen, downstairs bathroom, front and rear gardens and a garage with parking. NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to lounge and dining room, stairs rising to first floor.

## LOUNGE

Double glazed bay window to front aspect. Feature fireplace.

## DINING ROOM

Double glazed window to front aspect, double glazed door to rear. Door to kitchen.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of floor and wall-mounted units, stainless steel sink with drainer, doors to rear lobby and cellar.

## CELLAR

Double glazed window to front aspect.

## REAR LOBBY

Doors to bathroom and garden.

## BATHROOM

Double glazed frosted windows to side and rear aspects. Low level WC, panelled bath, wall-mounted wash hand basin.

## LANDING

Double glazed window to side aspect. Access to loft space, storage cupboard, doors to:

## BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobes.

## BEDROOM TWO

Double glaze windows to front and rear aspects.

## BEDROOM THREE

Double glazed window to rear aspect. A range of built-in wardrobes, airing cupboard housing hot water cylinder.

## OUTSIDE

### GARAGE

Garage with up and over door, double glazed window and courtesy door to rear.

### FRONT GARDEN

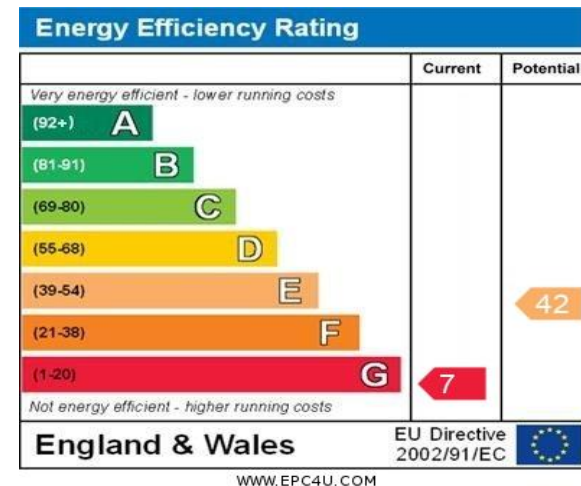
Mainly laid to lawn with pathway and steps to front door, mature flower and shrub beds.

### REAR GARDEN

Mainly laid to lawn with hardstanding/patio area, path to side. Garage and parking to rear.

## COUNCIL TAX BAND: E

## EPC RATING: G



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

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk