

3 Winifred Road

Apsley

HP3 9DX

OIEO £375,000

David
Doyle
Sales and Lettings



A very well presented two double bedroom character cottage retaining a wealth of charm situated in the heart of Apsley village close to excellent amenities, highly regarded schooling and Mainline Railway Station offering excellent links to London Euston.

Offered in good order throughout, the accommodation comprises a front door opening to the porch area leading to the bright living room with a log burning fire and a separate dining room leading to the fitted kitchen arranged with a range of wall and base units, space and plumbing for white goods, coordinating work surfaces and a further utility area/sun room with sliding patio doors opening to the rear garden. To the first floor is a landing with loft access and doors to two bedrooms, both of good size and the master with fitted wardrobes. Finishing the accommodation is the lovely refitted family bathroom, arranged in a contemporary yet traditional style fitted with a white suite with chrome fittings. Externally, the rear garden is well arranged with a patio seating area leading to lawn with a shed to the gardens end, mature plants and shrubs and fenced boundaries. To the front of the property is a cottage garden with walled boundaries and an attractive tiled path leading to the front door. Further benefits include Gas Central Heating, Double Glazing and ample on street parking. An appointment to view is highly recommended to appreciate this lovely home.

`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

Character Two Double Bedroom Home

Tastefully Presented Throughout

Heart Of Apsley Village

Refitted Family Bathroom

Two Reception Rooms

Mature Rear Gardens

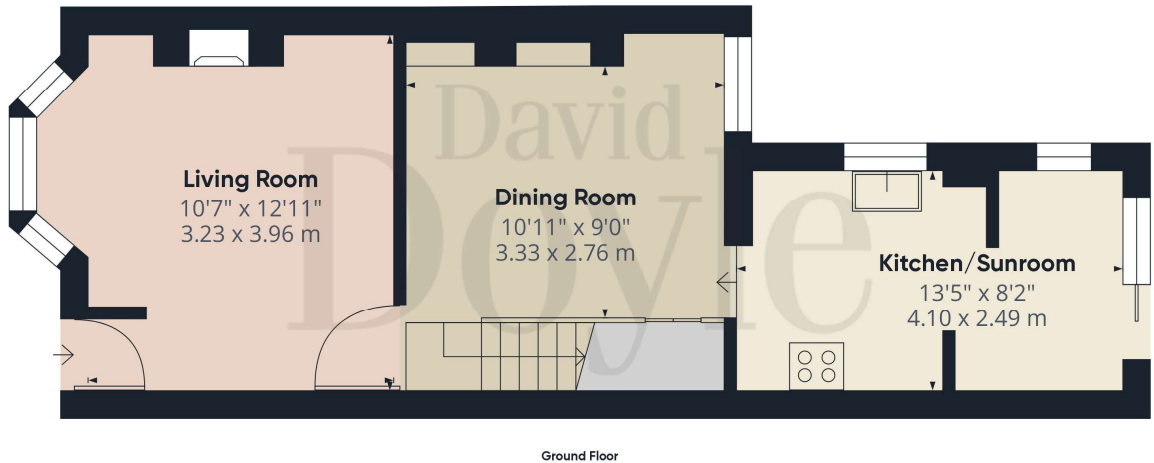
Kitchen With Utility Area/Sun Room

Close To Schools & Amenities

Viewing Advised

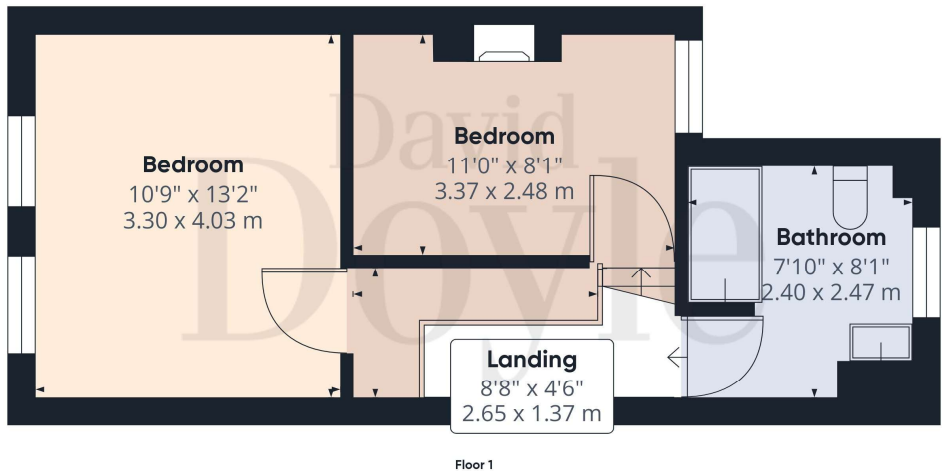
Council Tax Band C

Freehold



Approximate total area⁽¹⁾
694.38 ft²
64.51 m²

Reduced headroom
0.32 ft²
0.03 m²



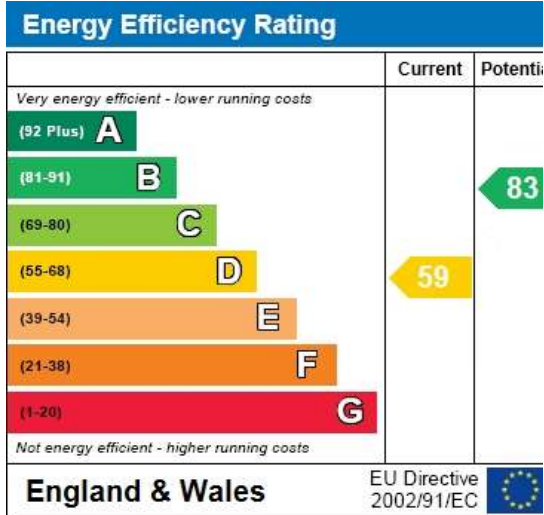
(1) Excluding balconies and terraces

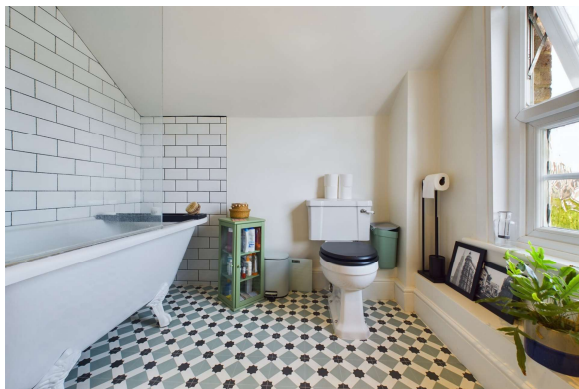
Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

3 Winifred Road, Apsley, Hemel Hempstead, Hertfordshire, HP3 9DX

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? 1902

Council Tax Band C

This year council tax charge £1920

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 Fibre

What parking facilities does your property have None

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?	Yes
If yes please state what rights are in place?	You can access street from the back via number 1
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?	Yes
If yes please give details and links to planning portal.	Garage behind has planning permission to build but has not been acted upon in many years
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

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