Fourdrinier Way, Apsley, Hemel Hempstead, HP3 9RP
Asking price £475,000

Sears & Co
estate & letting agents

A superbly presented, four bedroom, two bathroom, end of terrace town house situated on Fourdrinier Way, Apsley, approximately 0.5 miles from Apsley mainline station. The accommodation is arranged over three floors and spans in excess of 1000 sqft.

The ground floor comprises an entrance hallway, open plan living/dining room, fitted kitchen and a w/c. The first floor is arranged with two bedrooms and a modern family bathroom, whilst the second floor features the principal bedroom with en suite shower room, along with a further bedroom currently utilised as a dressing room.

Externally the property further benefits from an allocated parking space and a low maintenance courtyard style private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Radiator. Wood effect flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the kitchen, living/dining room and w/c.

W/C
Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back areas. Wood effect flooring. Recessed down light.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated 'Neff' oven with gas hob and extractor over. Integrated slimline dishwasher. Space for a freestanding washing machine and fridge freezer. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Water softener. Partially tiled walls. Tiled flooring. Recessed down lighting.

Living/Dining Room
Double glazed windows. Double glazed doors to the rear garden. Wood effect flooring. Two radiators. Recessed down lighting.

First Floor Landing
Double glazed window. Radiator. Storage cupboard. Recessed down light. Stairs rising to the second floor accommodation. Access to the family bathroom and two bedrooms.

Bedroom Two
Double glazed window. Radiator. Built in wardrobe. Recessed down lighting.

Bedroom Three
Double glazed window. Wood effect flooring. Radiator. Storage cupboard.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over and glass screen, pedestal wash hand basin and a low level w/c. Radiator. Wood effect flooring. Partially tiled walls. Extractor fan. Recessed down lighting.

Second Floor Landing
Double glazed window. Airing cupboard. Radiator. Recessed down lighting. Access to the loft. Access to the the the principal bedroom and fourth bedroom.

Principal Bedroom
Double glazed window. Radiator. Recessed down lighting. Storage cupboard. Access to the en suite shower room.

En Suite
Double glazed window. Fitted with a three piece suite to include a double shower enclosure with independent 'Aqualisa' shower over, pedestal wash hand basin and a low level w/c. Tile effect flooring. Partially tiled walls. Recessed down lighting.

Bedroom Four
Double glazed window. Radiator. Recessed down lighting.

To The Front
Block paved pathway leading to the front door. Area of shingle.

To The Rear
A private garden laid with decking. Outside lighting. Enclosed by timber panel fencing and part walled. Shed. Gated rear access leading to the parking space.

Parking
The property further benefits from an allocated parking space.

Serivce Charge
The owners have advised the property is subject to a service charge of approximately £29.80 per month. This information should be verified by a solicitor prior to exchange of contracts.

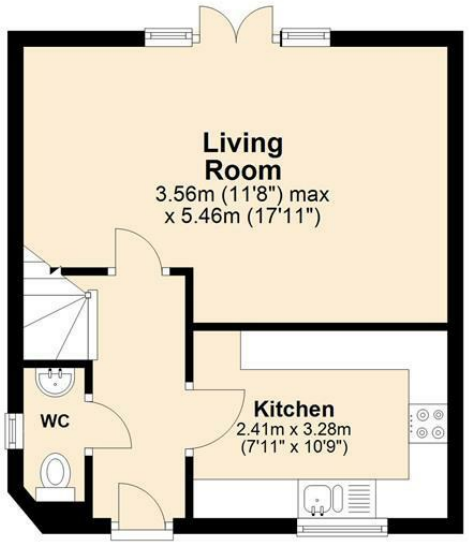
Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

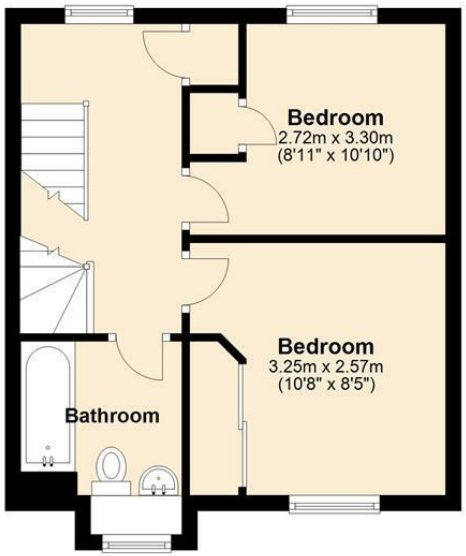
Sears & Co

www.searsandco.co.uk call: 01442 254 100

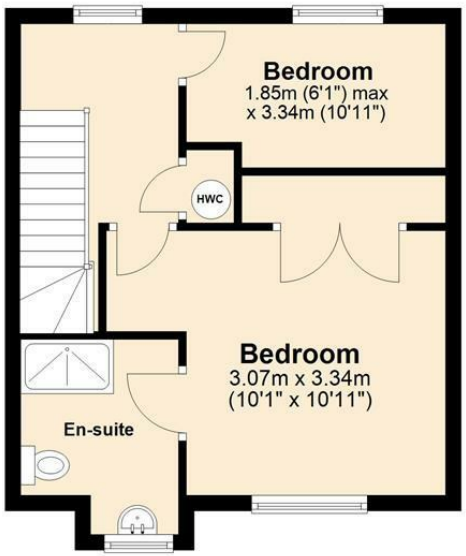
Ground Floor
Approx. 32.9 sq. metres (354.6 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.9 sq. feet)



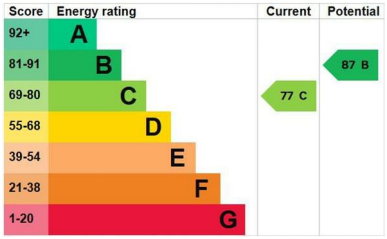
Second Floor
Approx. 33.6 sq. metres (362.2 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.



www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

COSY