

Connells

Langley Avenue
Hemel Hempstead

Langley Avenue
Hemel Hempstead HP3 9NS

for sale
£365,000







Property Description

Situated on the popular Langley Avenue, this three-bedroom semi-detached family home offers an excellent opportunity for buyers looking to undertake a full renovation project. Benefiting from a shared driveway, garage and conservatory, the property also offers significant scope for extension and reconfiguration, subject to the necessary planning permissions.

The accommodation currently comprises a bay-fronted living room, kitchen, conservatory, three bedrooms including a bay-fronted principal bedroom, and a family bathroom on the first floor. Requiring modernisation throughout, the property presents a rare chance to create a bespoke family home in a well-established residential location.

Ideally positioned close to highly regarded schools including Longdean School and Hobbs Hill Wood Primary School, the property enjoys convenient access to a range of local shops, amenities and nearby green spaces. For commuters, Apsley railway station is within walking distance and offers direct services into London Euston, while the M1 and M25 are both easily accessible, providing excellent transport links across the region.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

Driveway

Shared driveway.

Garage

Entrance Hall

Kitchen

Lounge

Conservatory

Bedroom 1

Bedroom 2

Bedroom 3

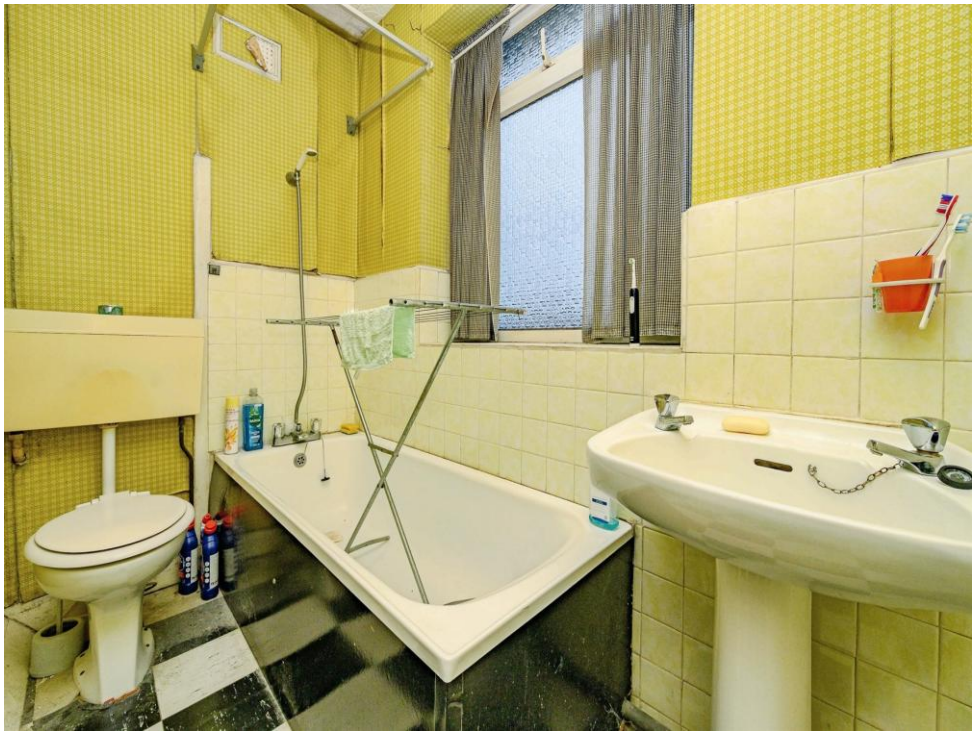
Bathroom

Rear Garden







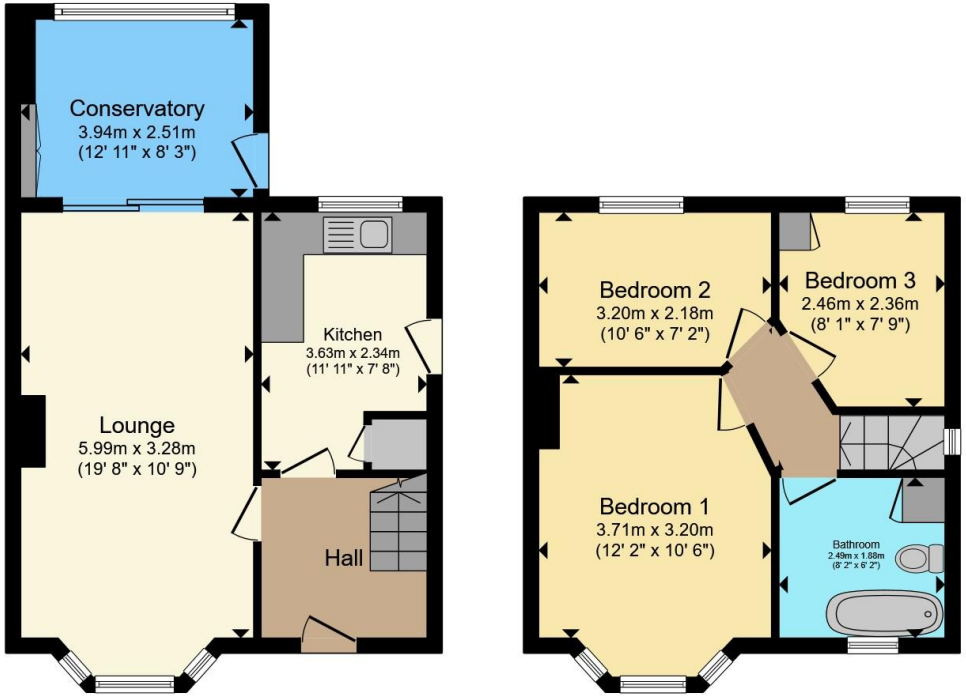



Flymo
EasiGlide 300V
BOSCH
Rotak 320 ER
DeskFAN
White Knight









Ground Floor **First Floor**

Total floor area 79.2 m² (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HEM313008

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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