

Connells

Ebberns Road
Hemel Hempstead

# Ebberns Road
# Hemel Hempstead HP3 9QR

for sale offers in excess of
**£600,000**








## Property Description

This beautifully presented four-bedroom terraced home, ideally situated in the highly sought-after Apsley area, has been fully renovated to an exceptional standard, offering stylish and contemporary living throughout.

At the heart of the home is an impressive open-plan kitchen/diner, thoughtfully designed to create the perfect space for both everyday family living and entertaining. The property boasts four well-proportioned bedrooms, including a superb principal bedroom with a sleek, modern en suite.

Further highlights include a private balcony and a well-maintained rear garden, both enjoying picturesque views overlooking the Grand Union Canal, providing a peaceful and scenic setting.

Externally, the home benefits from a driveway offering off-street parking. Perfectly positioned in the popular Apsley/Ebberns Road area, the property is within easy walking distance of local shops, cafes, and amenities, as well as Apsley Train Station, providing excellent transport links into London.

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.

## Front Garden

Driveway with dropped kerb.

## Entrance Hall

Double glazed front door, stairs leading to ground and second floor.

## W/C

Double glazed widow, w/c wash hand basin.

## Garage

Perfect for storage.

## Kitchen/Dining Room

Sliding doors opening onto a private balcony, a double glazed kitchen window offering stunning views over the canal, bespoke sleek cabinetry with premium worktops and a contemporary splashback, central kitchen island, fully integrated appliances including gas hob, oven, fridge/freezer and dishwasher, extractor hood over hob, and electric blinds throughout.

## Balcony

Sliding doors providing access to a private balcony with attractive views overlooking the canal.

## Utility Room

Housing boiler, built-in cupboards and shelving, with space and plumbing for a washing machine and tumble dryer.

## Lounge

Feature bay windows with elegant sliding doors opening directly onto the garden, complemented by newly fitted, high-quality carpets for a refined and contemporary finish.

## Bedoom 4

Newly fitted high-quality carpets, stylish shutters, and a built-in wardrobe providing excellent storage.

## Bedroom 1

Three double glazed windows with stylish shutters, fitted wardrobes offering ample storage, newly fitted high-quality carpets, and a ceiling fan for added comfort.

## Ensuite

Fully tiled walls, low-level w/c, sleek contemporary shower cubicle, stylish wash hand basin with vanity detailing, illuminated mirror, and a chrome heated towel rail for a luxurious finish.

## Bedroom 2

Newly fitted high-quality carpets and double glazed window with stylish shutters.

## Bedroom 3

Newly fitted high-quality carpets, double glazed window, stylish shutters, and a built-in wardrobe providing excellent storage.

## Rear Garden

Newly installed, stylish contemporary decking providing exceptional elevated views over the canal.

















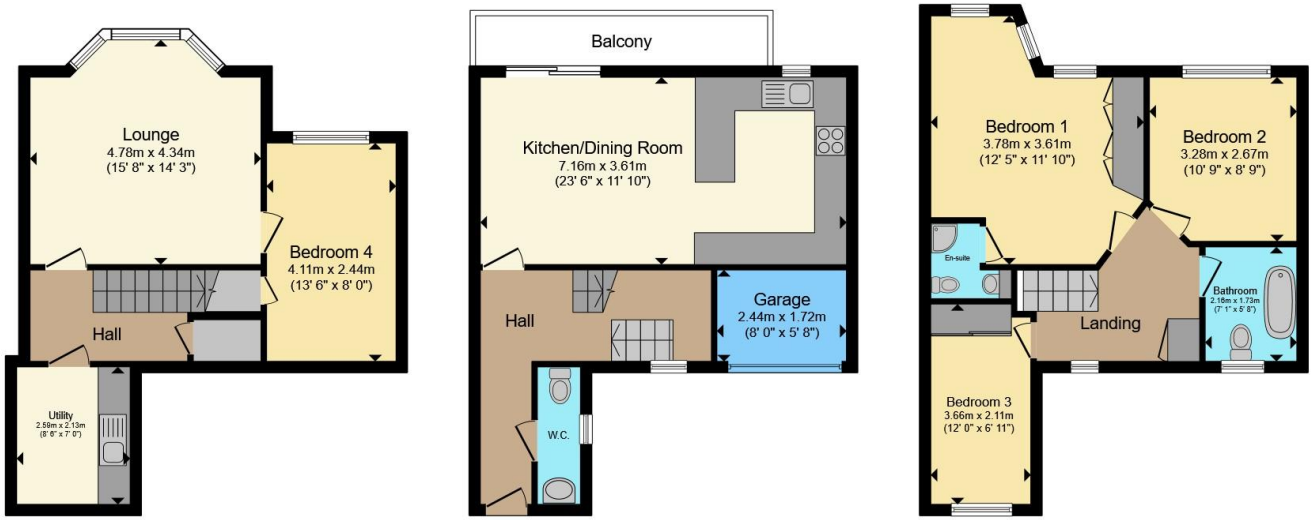


**Ground Floor** **First Floor** **Second Floor**

Total floor area 126.8 m² (1,365 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

**T 01442 216 633**
**E hemelhempstead@connells.co.uk**

45 Marlowes
HEMEL HEMPSTEAD HP1 1LD

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

**view this property online connells.co.uk/Property/HEM312857**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.