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Manor Avenue
Hemel Hempstead, HP3 9DW

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REQUIRING RENOVATION, Squire Estates would like to present an exceptional opportunity to re-imagine and rejuvenate this traditional two-bedroom terraced cottage which also has potential for off road parking and a garage. STPP
Nestled in Apsley, this property with a door to the side, beckons those with a vision for renovation to unlock its full potential.

Stepping inside, you are greeted by the promise of endless possibilities. The ground floor boasts a lounge and dining room both adorned with a fireplace, the kitchen, while currently in need of replacement, offers a door with access to the side of the property and leads seamlessly to the rear garden. Completing the ground floor is a shower room, adding convenience and functionality to the living space.

Ascending the stairs to the first floor, you'll discover two double bedrooms awaiting transformation. A shower room, located off the rear bedroom, offers practicality and potential for enhancement.

Adding to the appeal of this property is the recent installation of a boiler, ensuring efficiency and reliability in heating. Externally, a long rear garden stretches to the street behind the property, presenting the rare potential to create off-road parking, a garage or home office (subject to obtaining necessary planning permissions), the possibilities are boundless.

In summary, this charming, terraced cottage offers a blank canvas for those seeking a renovation project infused with character and potential.

The property is located within walking distance of Apsley BR station with its fast and frequent service to London Euston. In addition the local shops and amenities of Apsley are a few minutes walk away whilst the Apsley retail park with its Sainsburys superstore is a 5 minute drive.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- Renovation project
- Two bedroom traditional cottage
- Long rear car with off road parking potential
- Located in Apsley within walking distance of the BR station
- Close to local shops
- Permit parking

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 73.1 sq. metres (786.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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