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Contact us for a free valuation
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Temptation comes in many forms...



Hemel Hempstead

OFFERS IN EXCESS OF £650,000

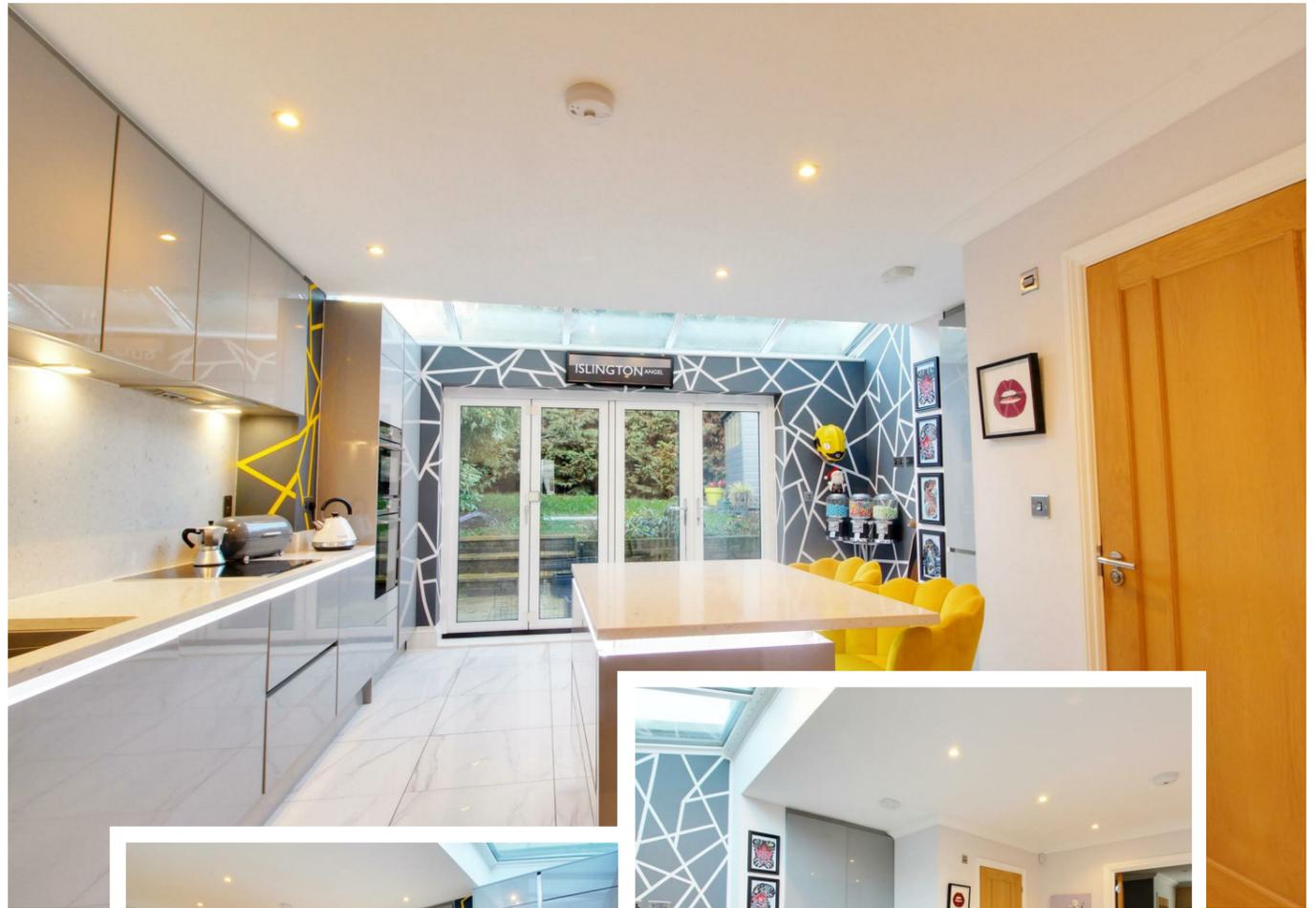
Hemel

OFFERS IN EXCESS OF

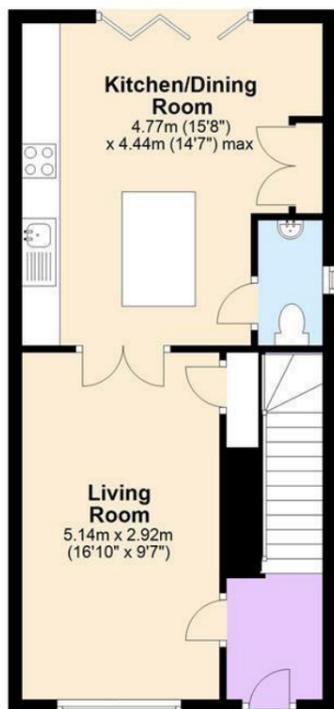
£650,000

A spacious and well presented three double bedroom semi detached townhouse with driveway parking for two cars and a private garden. Situated within easy reach of the mainline train station which services to London via Euston Station.

Internally the accommodation comprises a spacious entrance hallway, fully fitted kitchen/dining room, with a w/c cloakroom, and good family size living room. To the first floor are 2 double bedrooms and family bathroom. On the second floor is the principal bedroom, with a walk in dressing room and ensuite double shower room. To the front, a brick driveway provides off road parking for two cars and to the rear is an enclosed and well maintained private garden.



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Ground Floor

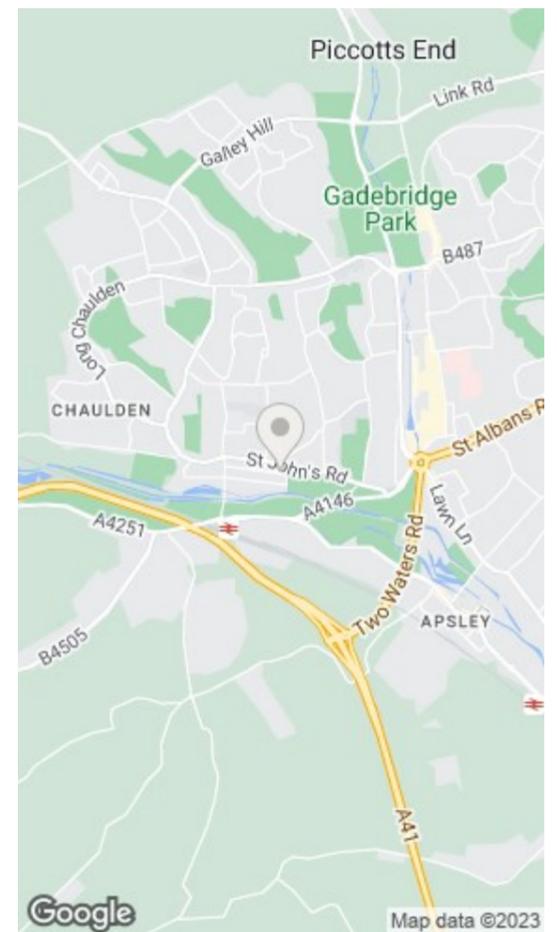


First Floor

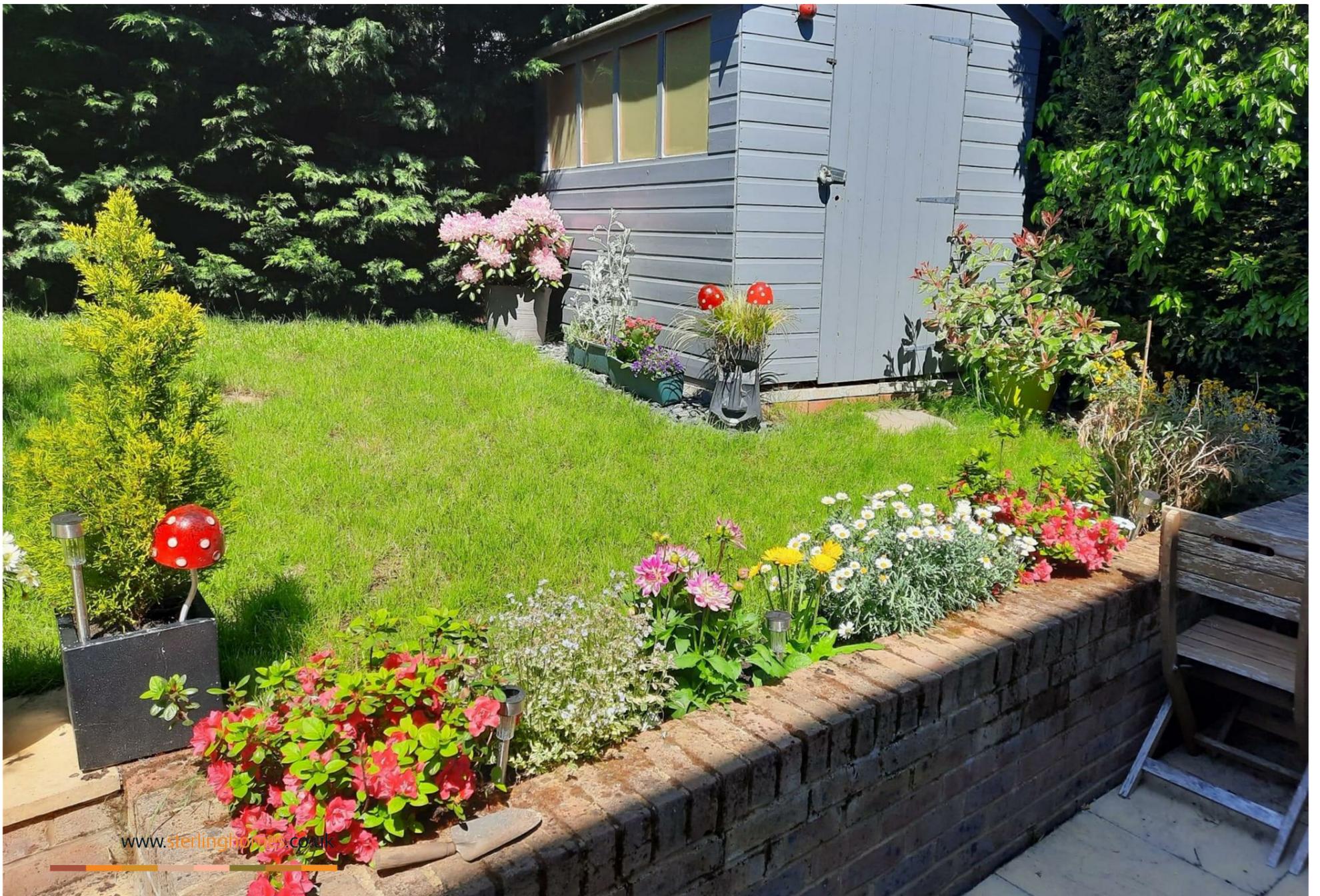


Second Floor

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-38) F</p> <p>(1-38) G</p>	
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>Not environmentally friendly - higher CO₂ emissions</p> <p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	





Stunning beautifully maintained three bedroom townhouse within striking distance of Hemel Hempstead Station.



Ground Floor
Stepping into this beautiful home you pass left through the entrance hall into spacious living room with under staircase storage. This well-kept family home comprises a modern kitchen/dining room, with French patio doors providing access to the garden. A beautiful, bespoke kitchen includes a hob, and dishwasher and WC.

First Floor
The first floor comprises of two double bedrooms. Bedroom two faces over the private and neatly maintained garden and is fitted with a built-in cupboard and a built-in wardrobe. Passing the elegant family bathroom on your right you will find the third bedroom. The well appointed bathroom consists of a shower over bath, w/c and basin.

Second Floor
Moving through the spacious landing and rising to the second floor which is dedicated entirely to the principal bedroom. This large and spacious room flooded with light, offers a large walk-in wardrobe and a double shower ensuite.

Outside
To the front of the property is a brick driveway providing parking for 2 cars leading to the front door. There is gated side access to the rear garden which is well presented with a patio area and steps leading up to a lawn area.

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Location

See more migration from the London suburbs, largely due to its fantastic commuter links including the London Northwestern Railway Overground train to London Euston taking only 35 minutes. Both London Luton and London Heathrow airports are easily accessible via the M1 and M25 respectively.

The property offers great transport links with the station being a short walk away as well as offering the availability of both independent and state schools.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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