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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



## HEMEL HEMPSTEAD

OFFERS IN EXCESS OF £400,000



HEMEL

OFFERS IN EXCESS OF

£400,000

Sterling are delighted to offer for sale this modern, contemporary and deceptively large, two bedroom, semi-detached property in a sought after location, close to the main town centre and railway links into London.

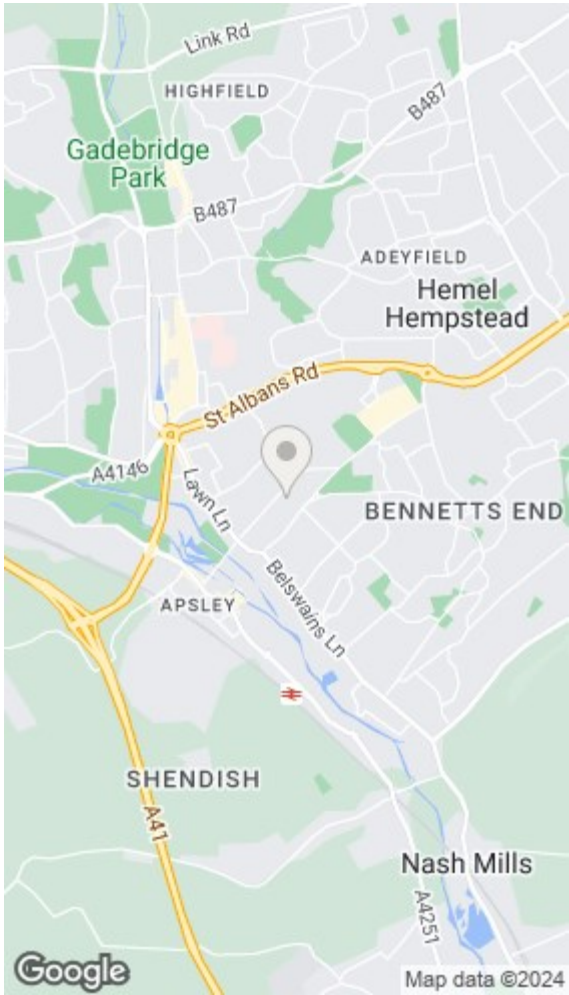


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Total area: approx. 74.1 sq. metres (797.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

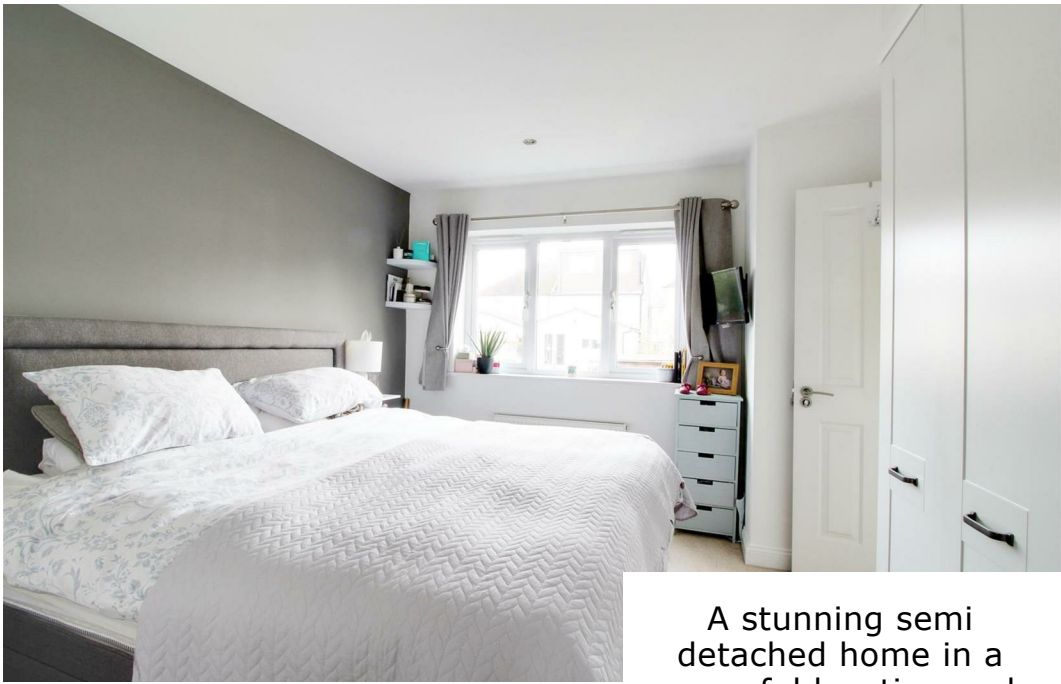


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E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





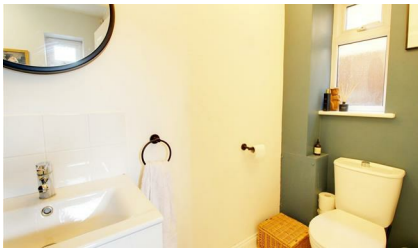




A stunning semi detached home in a peaceful location and offered for sale in first class decorative order.



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**Ground Floor**  
Accommodation briefly comprises entrance hall, fully fitted kitchen with numerous integrated appliances, bright spacious living room with french patio doors opening onto the rear garden and a downstairs cloakroom.

**First Floor**  
Upstairs are two good sized double bedrooms, one with en-suite, and a family bathroom.

**Outside**  
Externally the property comes with a driveway and small garden to the front and a private rear garden which has a flagstone patio directly to the rear of the property leading to the main portion of the garden which is laid to lawn and fully enclosed with fencing with pedestrian gate opening to the front.

**The Location**  
Hemel Hempstead is a popular new town in Hertfordshire with a mixture of new, modern and older architecture and enjoys numerous open green spaces including the recently rejuvenated Jellicoe Water Gardens in the town centre.

Situated 24 miles to the north west of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen 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 town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains such as Marks and Spencer and Pizza Express Restaurant.

**Agents Information For Buyers**  
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter

negotiations:

1. Confirmation from our independently qualified mortgage advisor that you can borrow the amount you require for this purchase.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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