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# Temptation comes in many forms...



## Hemel Hempstead

OFFERS IN EXCESS OF £460,000



Hemel

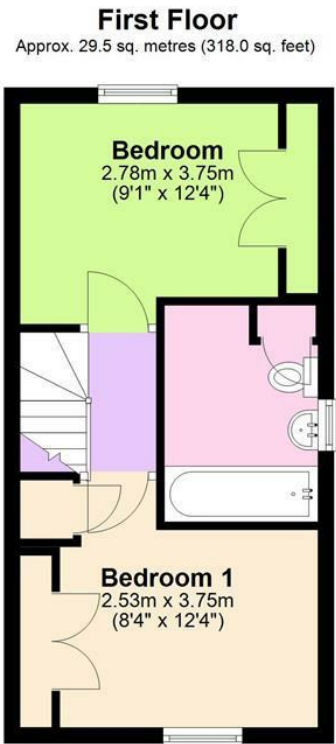
OFFERS IN EXCESS OF

£460,000

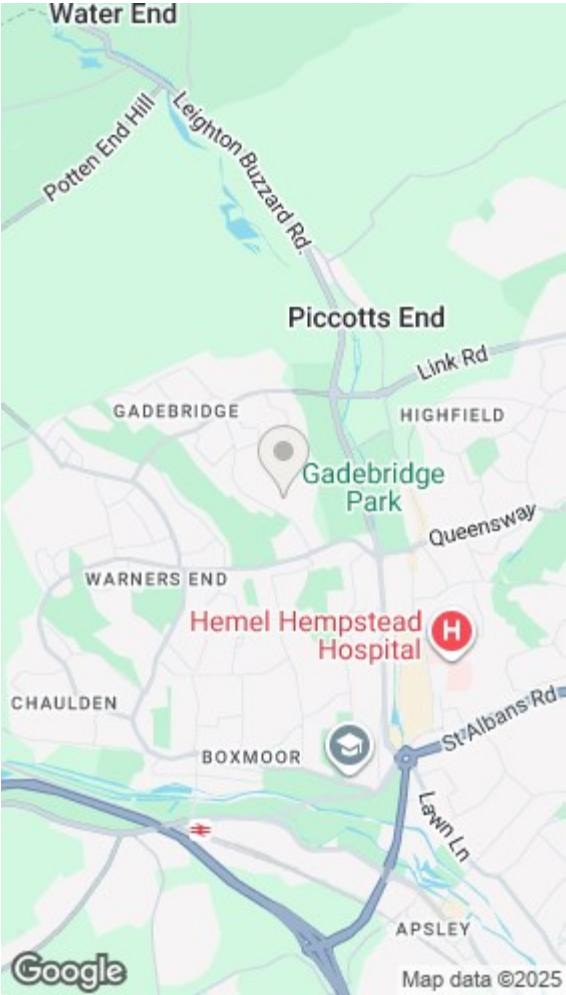
We are delighted to offer this wonderfully flexible and extended home to the open market. Boasting three double bedrooms, two bathrooms a dedicated living room and stunning open plan kitchen/dining room along with parking to the front and private South-West facing garden. Current vendors have lawful development of a loft extension plus architect drawings. Early viewing essential.



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Total area: approx. 89.1 sq. metres (959.3 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.

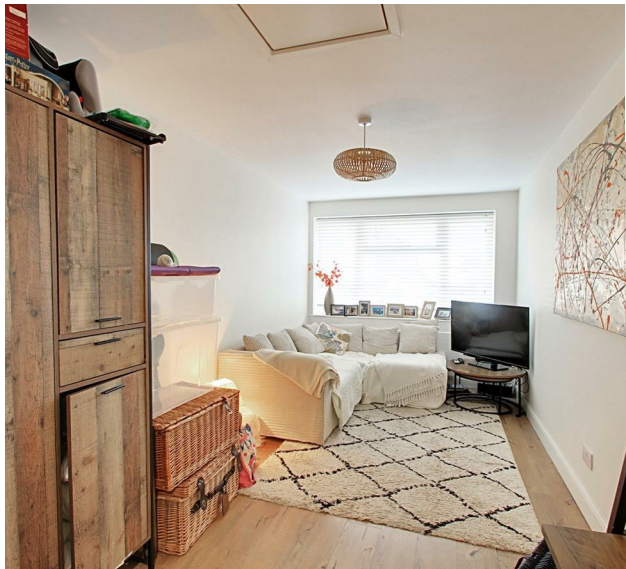


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80)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









A wonderful home with great flexibility over two floors to include 2/3 double bedrooms, 2 bathrooms and 2/3 reception rooms.



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**Ground Floor**  
The front door opens into a practical entrance porch, which leads into the living room. This space features a front-facing window and stairs that rise to the first-floor landing. From the living room, a door opens into the semi-open plan kitchen/dining area. The kitchen is equipped with a range of shaker-style base and wall units, along with several drawers and a wood-effect worktop. Flowing into the dining area, you'll find French doors opening onto the rear garden, as well as a large roof lantern that fills the space with natural light. A door from the dining area leads into an inner lobby, which connects directly to the family room. Thanks to a well-appointed ground-floor shower room, this versatile room could also serve as a third bedroom and features a front-facing window.

**First Floor**  
The first-floor landing features a hatch that leads to the attic space, which many homes on the street have converted into additional living areas—something that could also be a great option for this property. Both bedrooms on the first floor are spacious doubles and are well served near the family bathroom.

**Outside**  
At the front of the property, you'll find a small garden area with shingle, a raised border, and a pathway leading to the front door. The southerly-facing garden at the rear features a large flagstone patio that leads to the main lawned area. In the corner, there's a timber-framed shed, and the garden is fully enclosed with a variety of fencing.

**The Location**  
Gadebridge is a district of Hemel Hempstead in Hertfordshire, UK, located north west of Hemel Hempstead old town. It was developed in the 1960s on land that once formed part of the grounds of Gadebridge House. It centres on the Rossgate shopping parade. Gadebridge Park is the largest green space in Hemel Hempstead. A major Roman villa was discovered here at the time of its development (Gadebridge Park Roman Villa). The main road through the district is Galley Hill which passes the Rossgate shops, Rossgate primary school and Gadebridge Baptist Church.

**Nearby - Boxmoor**  
Boxmoor village is close to the mainline train station which serves London Euston in a little under 30 minutes proving a popular location for commuters. Boxmoor was mainly constructed in the nineteenth century. However, over the last 20 years pockets of executive and family housing have been built giving the village a variety of different properties to choose from. This area of Hemel Hempstead derived its name from the famous Box tree and the moors which are still evident as you wander through the village today. Another attractive feature of Boxmoor is the historic Grand Union Canal which winds its way through the moors on the southern side of the village providing picturesque walks. Excellent schooling is available nearby, including Boxmoor primary school, Lockers Park, Abbot's Hill, Westbrook Hay, The Hemel Hempstead School, St Rose's Roman Catholic Infants', John F Kennedy Catholic School and the well regarded South Hill Primary School.

**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. Copy of your mortgage agreement in principal.
  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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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