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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 £325,000



Hemel

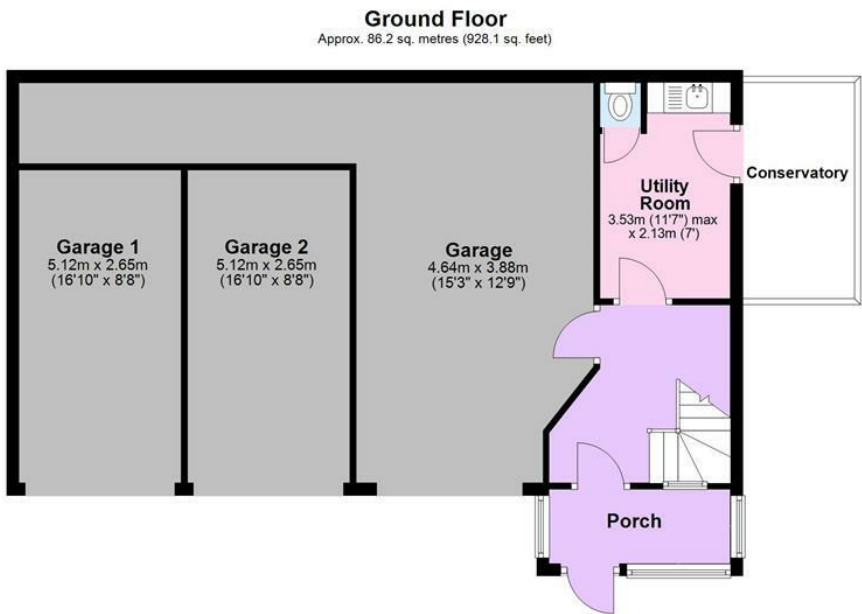
OFFERS IN EXCESS OF

£325,000

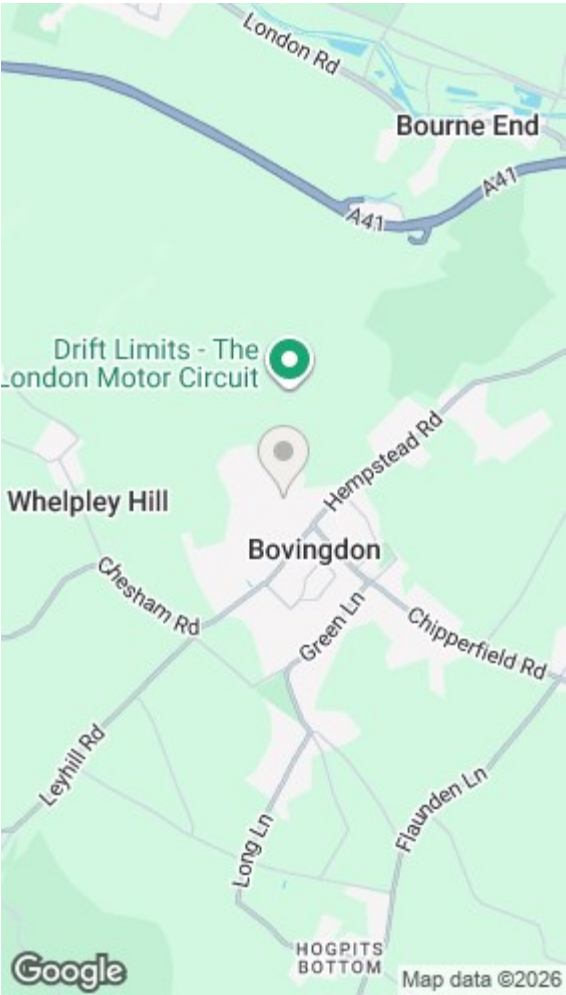
Offered for sale with no upper chain is a rare chance to purchase a detached residential unit which is currently configured as a three bedroom property with large open plan kitchen/dining room and ground floor utility room. Two of the garages are currently let on a long term lease however there is potential to convert the ground floor space and remaining garage into a one bedroom apartment in addition to the first floor apartment representing an excellent long term yield.



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Total area: approx. 162.3 sq. metres (1746.6 sq. feet)



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) <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	









An amazing opportunity to purchase this freehold maisonette, offering excellent scope to modernise and extend (STNP). The property is also being sold with the added advantage of no upper chain, making for a smoother and quicker transaction. We strongly advise early viewing, as opportunities like this are rarely available for long.



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**The Property**  
A wonderful opportunity to acquire this two-bedroom maisonette, complete with the added benefit of an integral garage. The property features light and spacious accommodation throughout, the ground floor comprises of a large garage, downstairs WC and utility room. The first floor includes an open-plan kitchen, dining, and living area that creates an inviting and versatile living space. There are two double bedrooms, both with fitted wardrobes, along with a study, a shower room, and a separate WC with access from bedroom two. While the property would benefit from some modernisation, it offers excellent scope for improvement and potential to extend (STNP), making it an ideal purchase for buyers looking to add value and personalise their home. Please note that garages 1 and 2 are currently let to the neighbour from number 2 on a long term lease which would be transferrable to the new buyer.

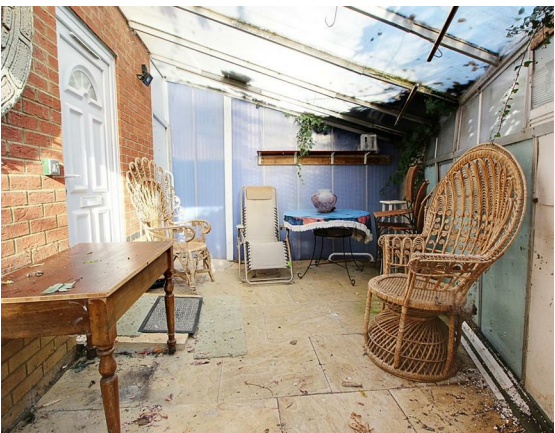
**The Location**  
Bovingdon is a pretty village with a fine range of amenities to include a number of shops, including a Tesco Metro, a post office, a library, a hardware store, Simmonds bakery, butcheries, churches, restaurants, pubs, a nursery, a doctor's and a dentist's surgery as well as infant and junior schools. For more comprehensive shopping requirements, the towns of Berkhamsted, Hemel Hempstead and Watford are nearby. The main line to London/Euston is approximately 36 minutes (fast train from Hemel Hempstead station). The A41 connects to the M25 providing access to the national motorway network and airports.

Locally there is an abundance of sporting activities available with several golf courses and scope for walking and riding. Champneys health resort in Tring and the exclusive Grove Country Club in Watford are close to hand and offer exercise facilities, relaxation and spa therapies. The area is well served for private and state schools, including Berkhamsted, Chesham Grammar School and Watford Grammar schools.

Agents information for buyers  
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 principle.
  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 until we are in receipt of this information.



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