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Apsley

OFFERS IN EXCESS OF £750,000



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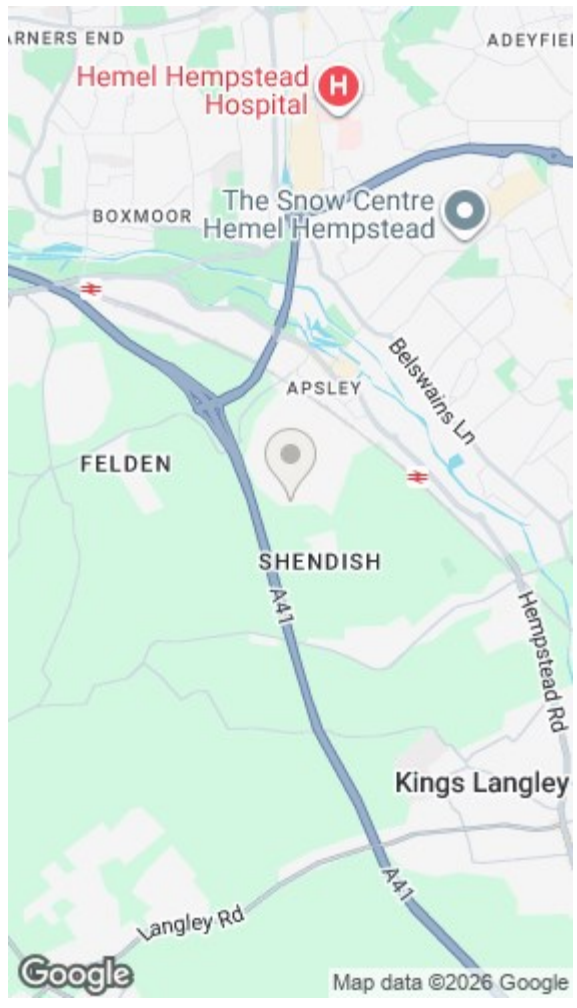
Located towards the end of a peaceful private lane and within easy striking distance of the mainline train station is this well presented 6 bedroom detached family home. With accommodation spread over three floors there is a large 'eat-in' kitchen/dining room, two further receptions and three bathrooms.

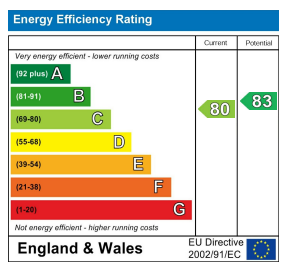


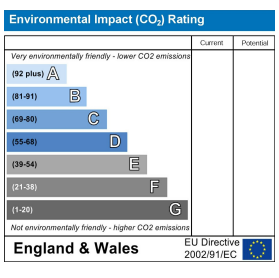
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sterling Homes. REF: 1435097







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Approaching 1900 sq ft in size and positioned in a favourable location within this sought after development.





Ground Floor
The front door opens to a spacious entrance hall which has stairs rising to the first floor landing with cupboard under. A door opens to the ground floor cloakroom which is fitted with a white two piece suite. Overlooking the front of the property is a dedicated reception room which could be used as a formal dining room, home office or snug. To the left hand side a door opens to a wonderful open plan kitchen/dining room which is dual aspect with windows to the front and rear and a door opening to the garden. Having been upgraded by the current owners the kitchen now offers a comprehensive range of base and eye level units with work top over. There are a number of integrated appliances and a door leading back to the inner hallway. At the rear of the property is the principal reception room which has French doors opening to the patio area of the garden and a window to the rear.

First Floor
Moving to the first floor the landing has stairs rising to the second floor and doors opening to all first floor bedrooms and to a family bathroom which is fitted with a white three piece suite. The rear section of the property is used as a principal suit with bedroom five being used as a dressing room and the main bedroom boasting an ensuite bathroom.

Second Floor
The landing at the second floor opens to a further two double bedrooms (that's six in total!) which overlook the front. At this level there is a shower room to service these two bedrooms and a deep set storage cupboard into the eaves.

Outside
There is a tandem driveway to the side of the property which leads to a single garage with metal up and over door and useful storage into the roof eaves space. There is a pedestrian door from the garage opening to the garden and a side gate also opening to the garden. With an extensive flagstone patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn with a secondary raised patio area to include 'L' shaped integrated seating.

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 northwest 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.

Apsley - On Your Doorstep
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. Two Waters Primary School which is very sought after is conveniently nearby, and the station is just a short walk away. Apsley Marina is a charming area, offering a great selection of coffee shops and delightful restaurants. The Victorian shops that arose when it was a mill town now house news agents, public houses, restaurants and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices.

Agents Information For Buyers

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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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.







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