



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford

01442 822 210
Property
Management

01442 879 996
Berkhamsted Select
& Country Homes

01442 828 222
Ting, Wendover,
Aylesbury & Villages

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

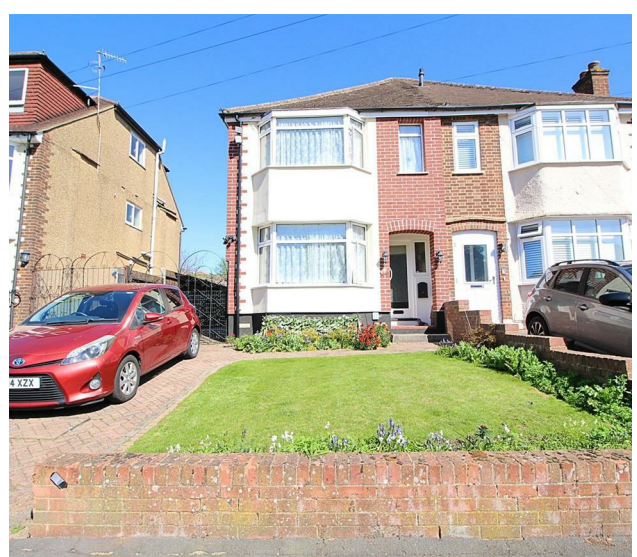
PRICE GUIDE £475,000

Hemel

PRICE GUIDE

£475,000

Offering excellent scope for a wrap around extension and attic conversion (STNP) we are delighted to offer this lovely 1930's family home for sale. Boasting a large rear garden the property currently offers two good size reception rooms and kitchen to the ground floor with three bedrooms, bathroom and cloakroom to the first floor. Driveway parking and detached garage.

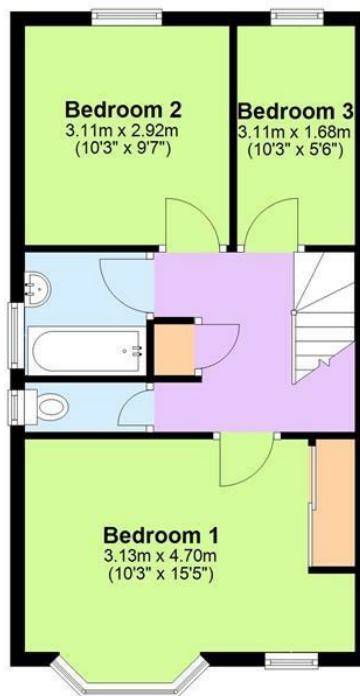


www.sterlinghomes.co.uk

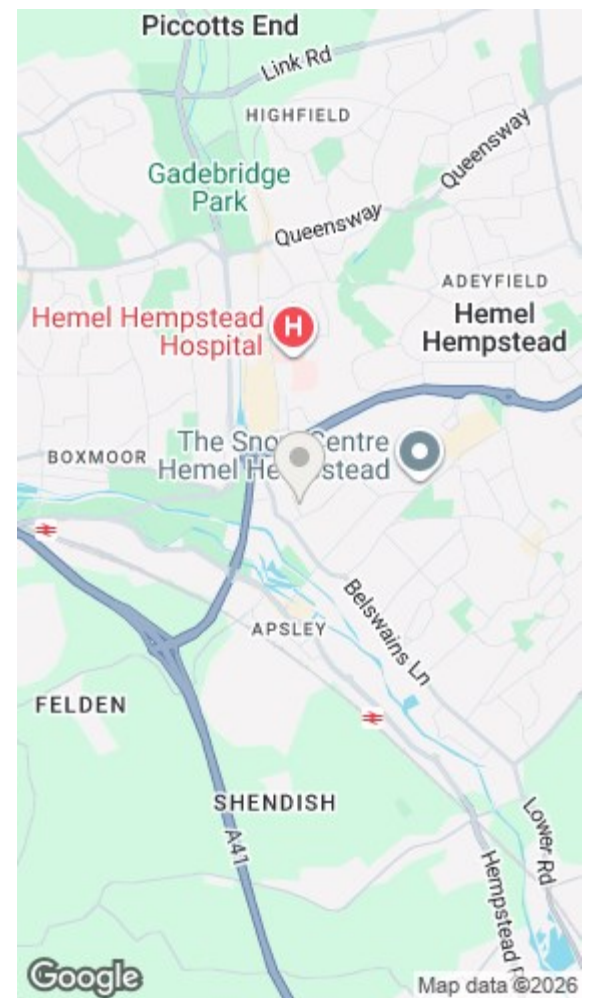
Ground Floor
Approx. 56.4 sq. metres (607.2 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 98.0 sq. metres (1055.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC



www.sterlinghomes.co.uk



www.sterlinghomes.co.uk



A rare chance to purchase a mature semi detached home with scope for a wrap around extension STNP.



Ground Floor
The front door opens to a spacious entrance hall which has doors opening to the ground floor accommodation and stairs rising to the first floor. Door to the left hand side opens to a traditional front room which has a bay window to the front. To the centre of the property is the kitchen which is fitted with a range of base and eye level units including a door opening to the side. Spanning the entire width of the property is the living/dining room which has French doors opening to the rear garden.

First Floor
The landing area has doors opening to all three bedrooms and a hatch opening to the loft space which has excellent scope to convert. There is a separate bathroom and cloakroom with a low level wc. The bathroom has a panelled bath and wash basin. The main bedroom overlooks the front of the property while bedrooms two and three overlook the rear aspect.

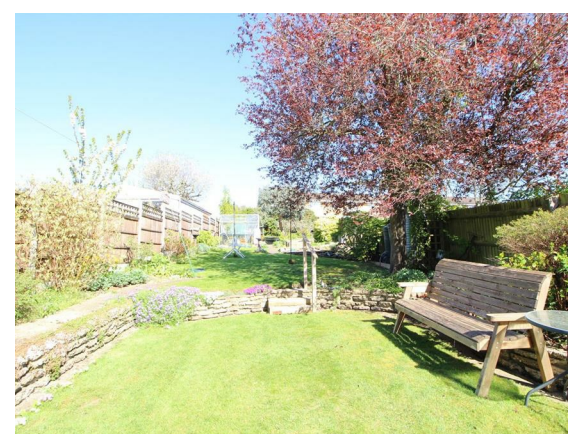
www.sterlinghomes.co.uk

Outside

To the front of the property is a garden area which is laid to lawn with a pathway leading to the front door. There is a block paved driveway providing parking for several cars and extends down the side of the property leading to a detached garage. The rear garden is an undoubted feature of the home extending to over 100 ft in length with a patio area directly to the rear of the house. The main part of the garden is mainly laid to lawn with fencing enclosing the three boundaries. There are a number of mature beds and borders along with a number of mature specimen trees.

The Location

Hemel Hempstead is a popular 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. 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 and a Pizza Express Restaurant.



www.sterlinghomes.co.uk