



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

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...



Apsley
OFFERS IN EXCESS OF £900,000

Apsley
OFFERS IN EXCESS OF
£900,000

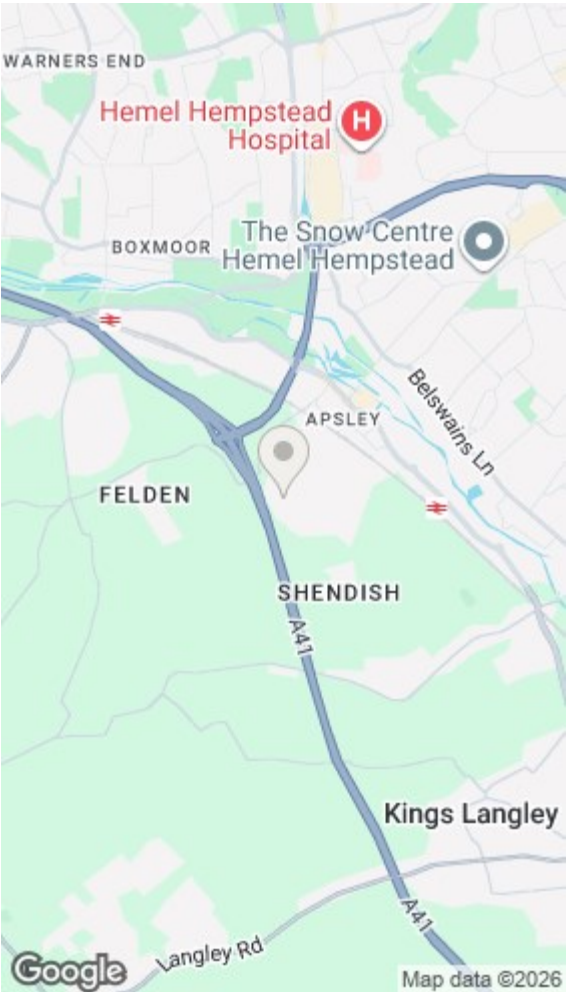
Offered for sale in exceptional decorative order and showcasing a stylish and contemporary interior. Offering circa 2,500 sq ft of well planned accommodation which includes semi open plan kitchen/breakfast/dining room, stunning main reception room, dedicated study, five bedrooms and four bathrooms. Landscaped gardens, double garage and ample parking.



www.sterlinghomes.co.uk

Shearwater Road, Apsley, HP3

Approximate Area = 2032 sq ft / 188.7 sq m
Garage = 327 sq ft / 30.3 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 2437 sq ft / 226.2 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A detached family home with exceptionally flexible layout in easy striking distance to road and rail links.



Ground Floor Elegant Entrance & Exceptional Ground Floor Living

Step into a grand entrance hall that sets the tone for this beautifully presented home, with a sweeping staircase rising to the first floor and doors leading to the spacious ground floor accommodation.

To the right, the dual-aspect main reception room offers an abundance of natural light, featuring a front-facing window and French doors that open onto the landscaped rear garden—ideal for both relaxing and entertaining.

To the left, a versatile study provides the perfect space for working from home or can easily be styled as a cosy family room. Straight ahead, discover a stunning semi open-plan kitchen/breakfast/dining area, complete with bi-fold doors to the garden and a fixed side window providing access to the view of the garden and across Hemel Hempstead valley.

The kitchen is a true showstopper, fitted with sleek high-gloss base and eye-level units, topped with luxurious solid granite worktops. Integrated appliances include a gas hob with extractor, oven, and microwave, all centred around a stylish island breakfast bar for casual dining and social gatherings.

A practical utility room is tucked away just off the kitchen, and a modern ground floor shower room adds convenience to this thoughtfully designed level.

First Floor
A spacious galleried landing provides access to all principal rooms on the first floor. From here, doors open to the main bedroom, an additional double bedroom, a luxuriously appointed family bathroom, and a dedicated dressing room, which offers flexibility to be reconfigured as a fifth bedroom, if desired. The main bedroom features its own ensuite shower room and benefits from two fitted wardrobes, offering ample storage.

The family bathroom is finished to a high standard and boasts both a panelled bath and a separate shower cubicle, combining style and practicality. All bathrooms, including the ensembles, have been finished to a luxurious specification, reflecting the quality found throughout the home.

Second Floor
Moving up to the top floor, the landing provides access to two additional dual-aspect bedrooms, each featuring a Velux window to the rear and a window to the front. One of these bedrooms further benefits from a second en-suite shower room, complete with a front-facing window.

Outside
To the front of the property is a pleasant green space making an excellent traffic free location. The rear garden has been landscaped and mainly laid to lawn with a flagstone patio to the rear of the house, pedestrian gate to the front and a gate to the rear where the double garage and driveway parking is positioned. The rear garden is fully enclosed and very private.

www.sterlinghomes.co.uk

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
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. 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
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.



www.sterlinghomes.co.uk