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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...

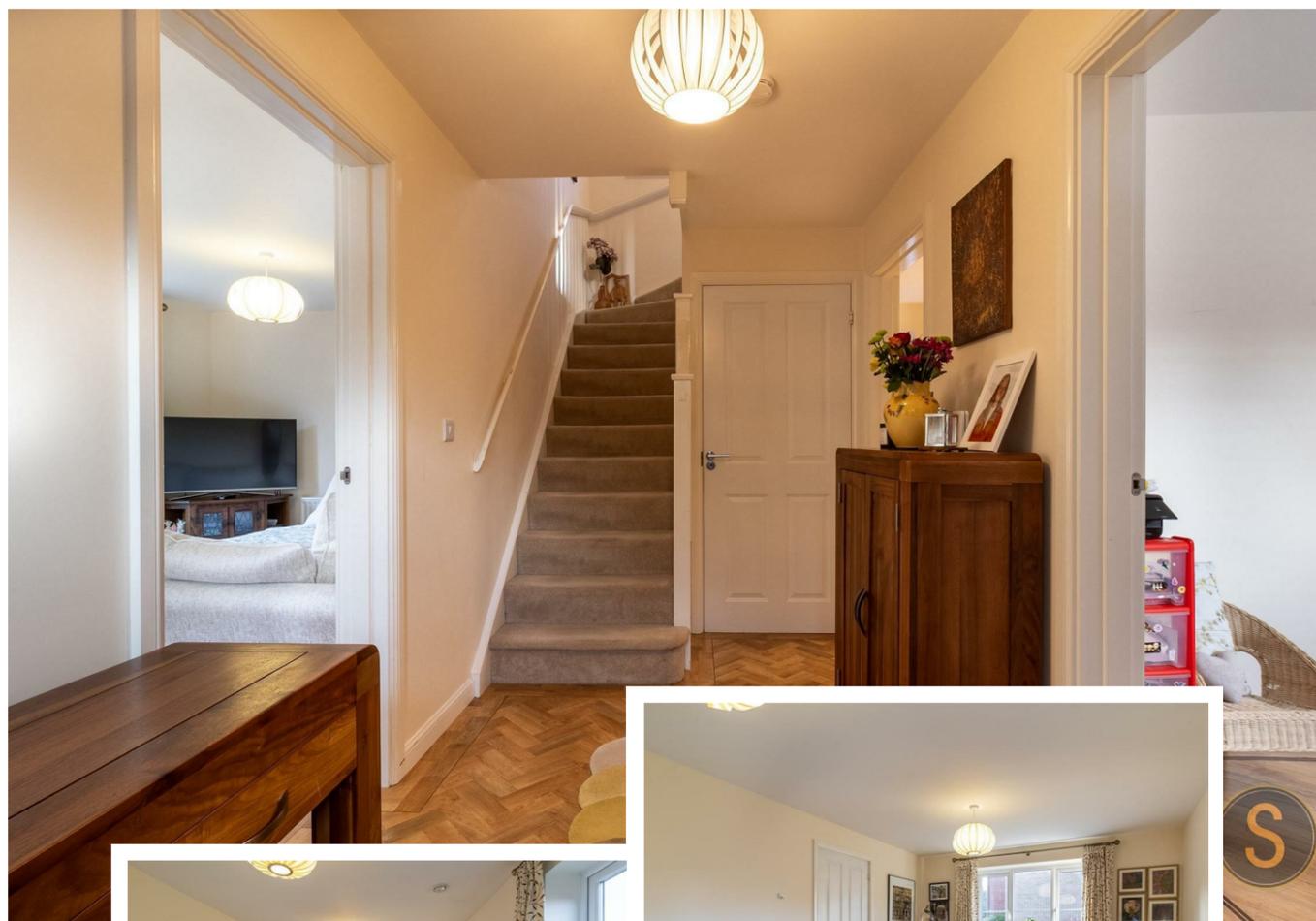


Apsley

OFFERS IN EXCESS OF

£600,000

A rare chance to purchase a detached double fronted family home in this sought after location only moments walk from Apsley train station with a driveway, detached garage and lovely private rear garden.



www.sterlinghomes.co.uk

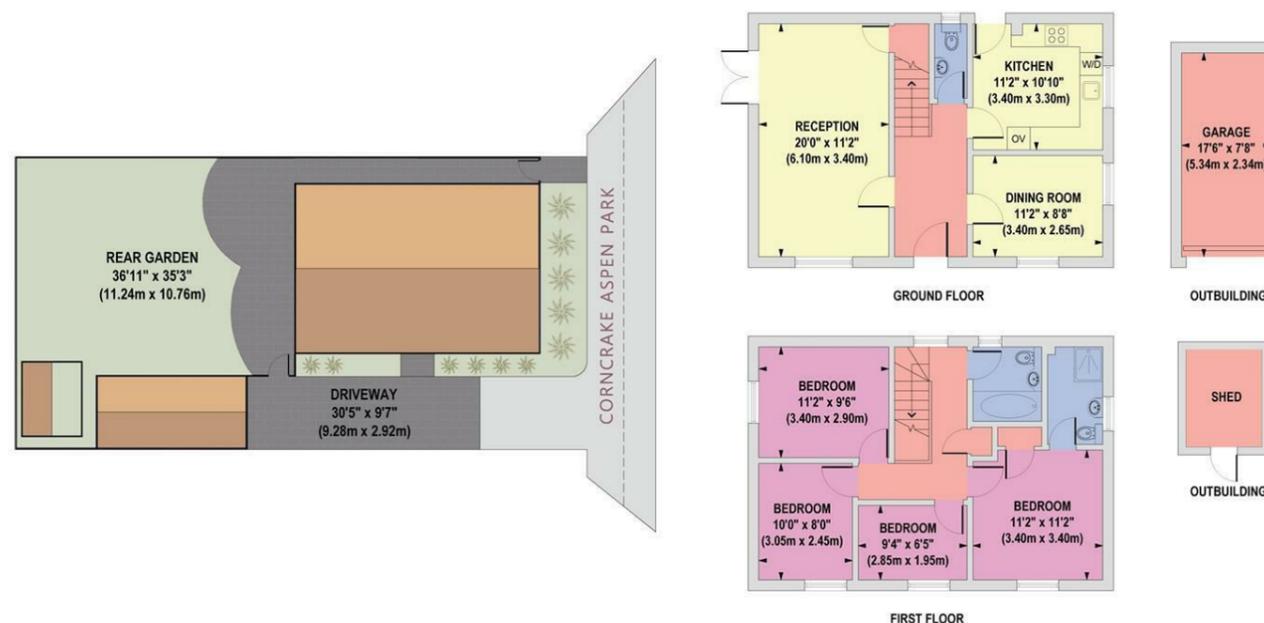
CORNCRAKE

ASPEN PARK

Approximate Gross Internal Floor Area

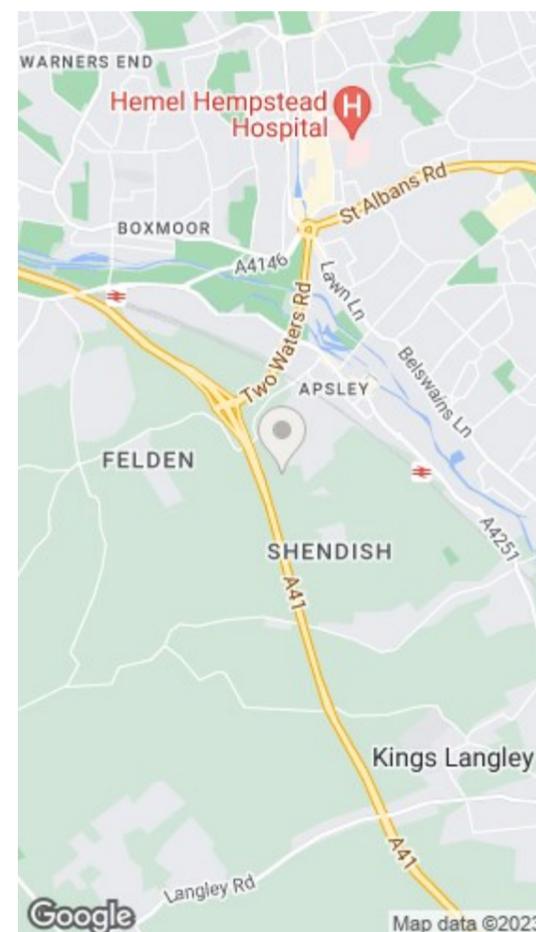
1371 sq. ft / 127.42 sq. m (Including Outbuilding)

1181 sq. ft / 109.80 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A rare opportunity to purchase an ideally positioned detached home with lovely outlook on a private cul-de-sac.



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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.

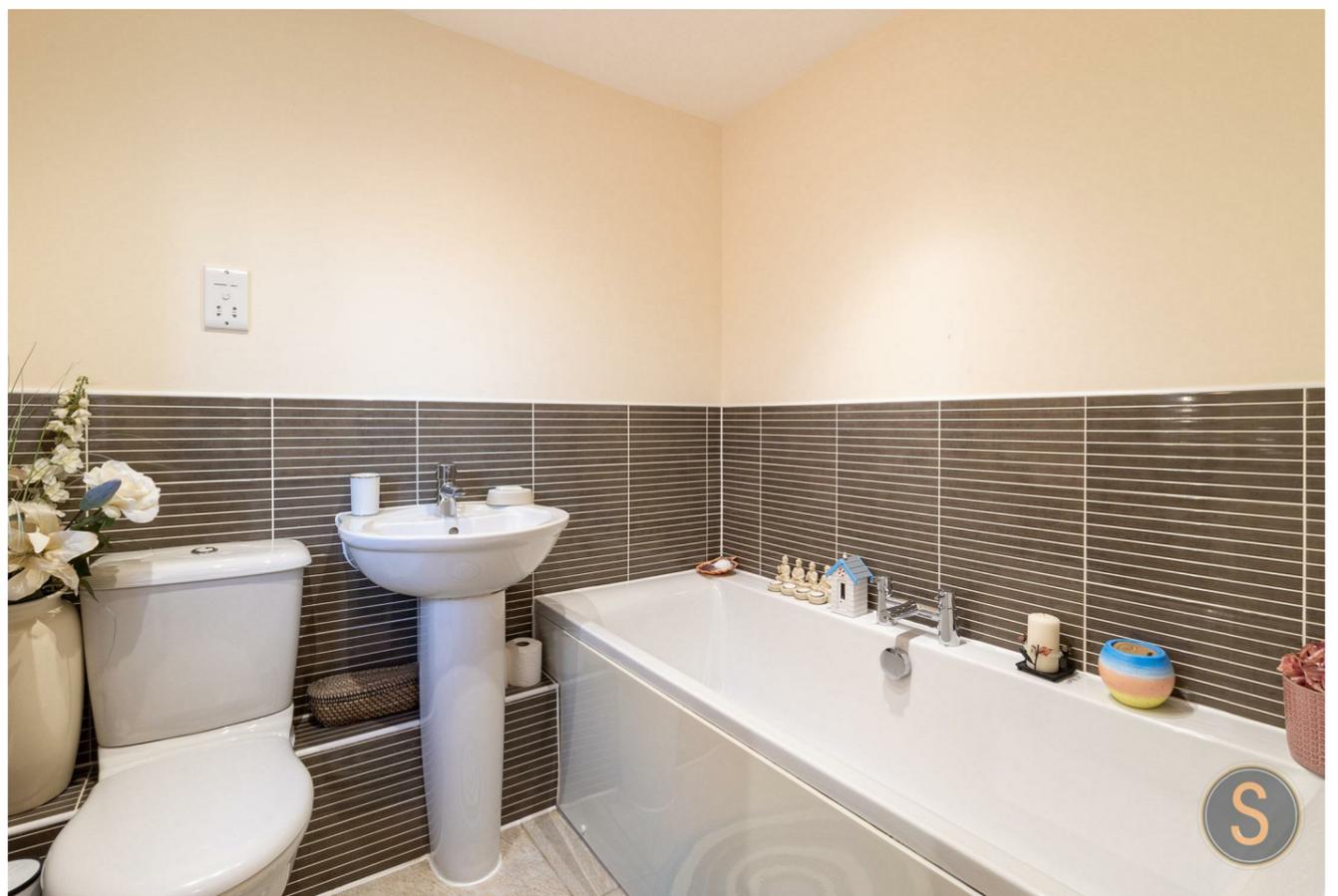
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that arose when it was a mill town now house news agents, public houses, restaurants and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices.

Agents Information For Buyers

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.

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The Property

Tucked away on the prestigious Aspen Park is this stunning detached family house positioned on a quiet cul-de-sac.

The Ground Floor

The home, which enjoys a high specification, has been lovingly maintained by the current owners from new, it comprises at ground floor level a spacious entrance hall, living room which runs the full width of the property, a dedicated dining room, spacious kitchen with integrated appliances and cloakroom/W.C.

The First Floor

At first floor level a light and airy landing feeds through to a well appointed principal bedroom suite with en-suite shower/W.C. There are a further three more bedrooms (making four in total) and a family bathroom.

Outside

Outside, the property, which is fronted by a large natural barrier of mature trees enjoys off-street parking to the front as well as an attractive lawned garden with patio, a detached garage plus further off-street parking.