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# Temptation comes in many forms...



Aspen Park  
GUIDE PRICE £800,000



Aspen Park

GUIDE PRICE

£800,000

**\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\***A chance to purchase a flexible detached family home with accommodation arranged over three floors. The sellers have made a number of high quality enhancements to the property and it now offers a stunning open plan kitchen/dining/family room, separate living room and dedicated home office to the ground floor. Six bedrooms and three bathrooms over first and second floors.

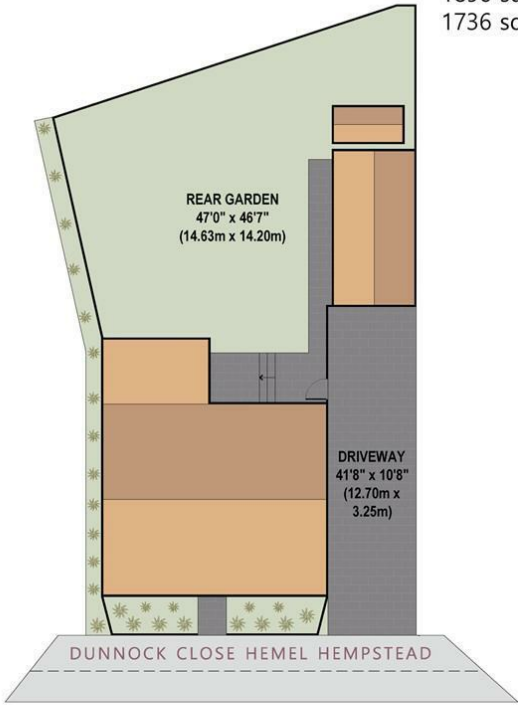


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DUNNOCK CLOSE

HEMEL HEMPSTEAD

Approximate Gross Internal Floor Area  
1896 sq. ft / 176.20 sq. m (Including Outbuilding)  
1736 sq. ft / 161.27 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

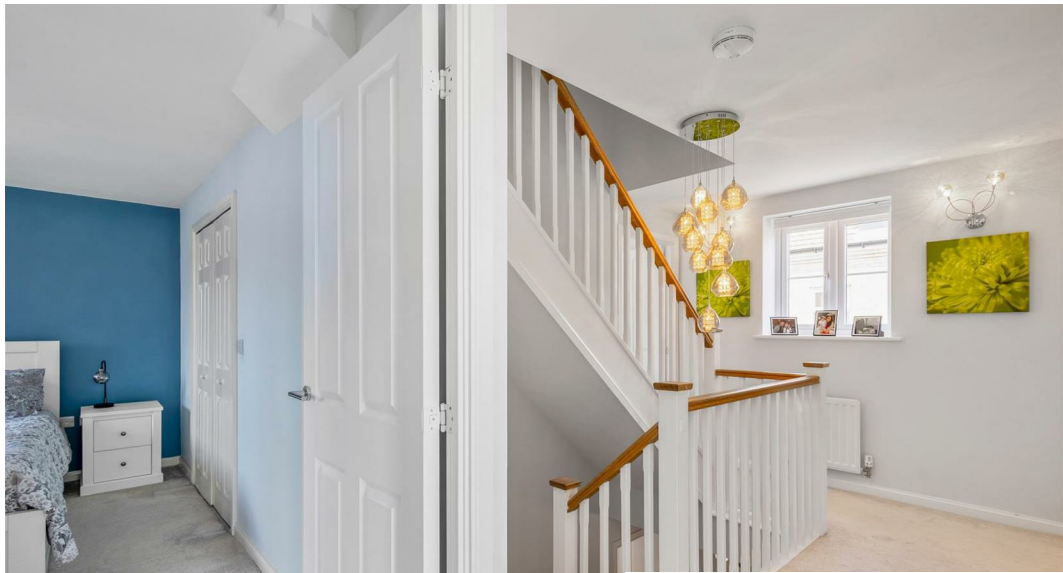


| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-----------------------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









Excellently located in a pleasant position in the heart of this wonderful development.



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#### Ground Floor

The entrance hall of the ground floor has accommodation opening to all ground floor accommodation with stairs rise to the first floor with deep set storage cupboard under. The seller clients have opened the dining room into the kitchen/ breakfast room making it an exceptionally social space for entertaining family and friend with a central island and a range of fitted base and eye level units. With French doors opening to the garden there is also a separate, and very good size principal reception room. A dedicated home office/family room and cloakroom complete the ground floor.

#### First Floor

The main bedroom suite which overlooks the rear garden has been modified by the current sellers to include a walk in dressing room in addition to the ensuite shower room. There are a further three bedrooms on this floor which are served by a family bathroom.

#### Second Floor

A landing area on the second floor has doors opening to two exceptionally sized bedrooms which are well served by a dedicated shower room.

#### Outside

There is a small garden area to the front of the property which is laid to pebble-stones and enclosed by wrought iron fencing with pathway to the front door. To the side of the property a driveway leads to a single garage with metal up and over door and storage into the roof eaves and with a courtesy door to the garden. The rear garden is mainly laid to lawn and fully enclosed with fencing and brick walls with pedestrian gated access to the side with flagstones directly to the rear of the house and leading to the garage door.

#### 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. The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlows indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains and a Pizza Express Restaurant. 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.

#### Travel Links

Situated 24 miles to the north west 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.

#### Education In The Area

Aspen Park benefits from having five local primary schools within less than one mile, and for senior pupils, both Hemel Hempstead School and Longdean School are just over a mile away. Both have sixth form facilities. Abbot's Hill School is a local independent school for girls aged three to seventeen years, while Chesham Prep & Berkhamsted Independent Schools for boys and girls are only a short drive. Additionally, we are advised by the seller that the property also falls within catchment for the Ofsted outstanding Bovingdon Academy and Two Waters primary schools.

#### 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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