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and let's see if we can **tempt** you!

Contact us for a **free valuation**

you to **sell** or **let** your **property**?

Is there a **price** that would **tempt**

in many forms...  
**temptation** comes



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**Hemel Hempstead**

OFFERS IN EXCESS OF £550,000

# Hemel

OFFERS IN EXCESS OF

£550,000

A fantastic opportunity to buy within the stunning sought after Zoffany Place development built by Cala homes in 2021. Excellent links to the M1 the property has three double bedrooms, two high specification bathrooms and an open plan kitchen/dining room. Driveway to the side and large Southerly facing garden.



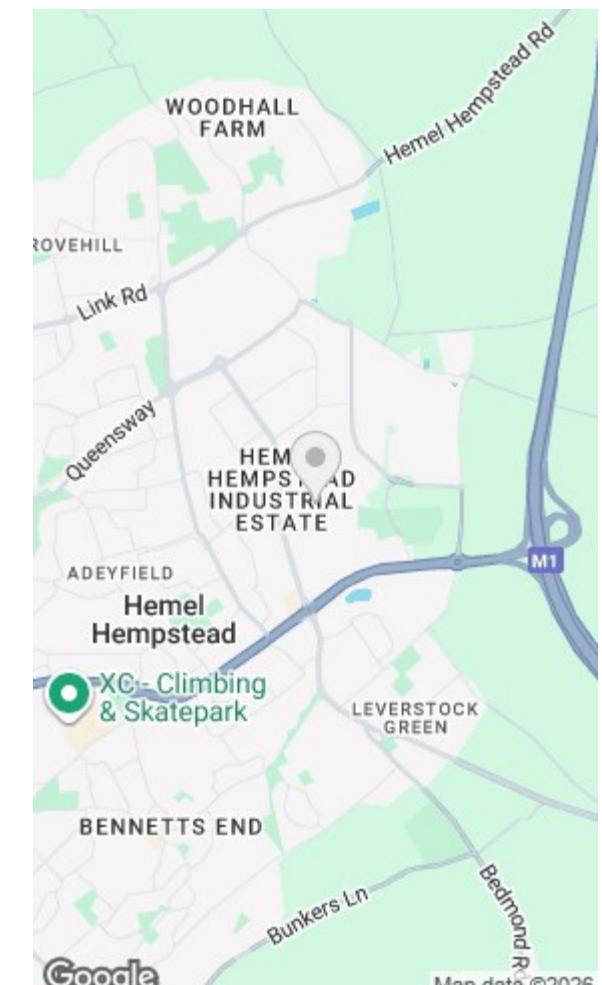
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Approximate Gross Internal Area 1028 sq ft – 95 sq m

Ground Floor Area 404 sq ft – 38 sq m

First Floor Area 375 sq ft – 35 sq m

Second Floor Area 248 sq ft – 23 sq m



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			95
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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A rare chance to purchase a nearly new home with NHBC warranty still remaining.



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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. 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.

**Ground Floor**  
 Sterling are delighted to present this three bedroom semi-detached home built to a high specification, situated in an excellent location close to nearby schools, local amenities and public transport. Measuring in excess of 1000 square feet internally and set across three floors, the ground floor offers: entrance hall leading to living room with storage area, kitchen/dining room with patio doors opening to garden and downstairs guest cloakroom.

**First Floor**  
 The first floor comprises of double bedroom with fitted wardrobes, second double bedroom and family bathroom. The second floor hosts a principal bedroom with fitted wardrobes and an en-suite shower room and eaves storage

**Outside**  
 A block paved driveway leads down the side of the property providing parking for several cars and leads to a pedestrian gate which opens to the rear garden. To the front of the property there is a small garden area with a flagstone pathway to the side leading to the front door. The rear garden is of brilliant proportions for a recently constructed property and is fully enclosed by a range of fencing. With a flagstone patio directly to the rear of the house there is a pergola with raised timber decking under and two timber framed sheds.

**The Location**  
 Zoffany Place is situated on the edge of the village of Leverstock Green on Leverstock Green Road. Leverstock Green offers a parade of shops that cater for most day-to-day needs and is within easy reach of both St Albans and Hemel Hempstead, both of which offer more comprehensive amenities including shopping, leisure activities and excellent state and public schools. There is good access to mainline railway stations including fast through service via London St Pancras to the City, Gatwick and connections via the Eurostar terminal to the continent. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted.

**Agents Information For Buyers**  
 Thank you for showing an interest in a property marketed by Sterling Estate Agents.



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