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Temptation comes in many forms...



Hemel Hempstead

GUIDE PRICE £520,000

Hemel

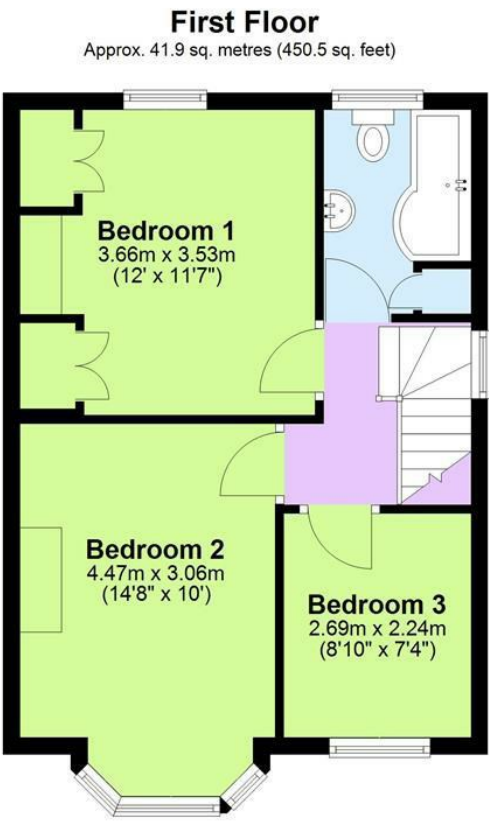
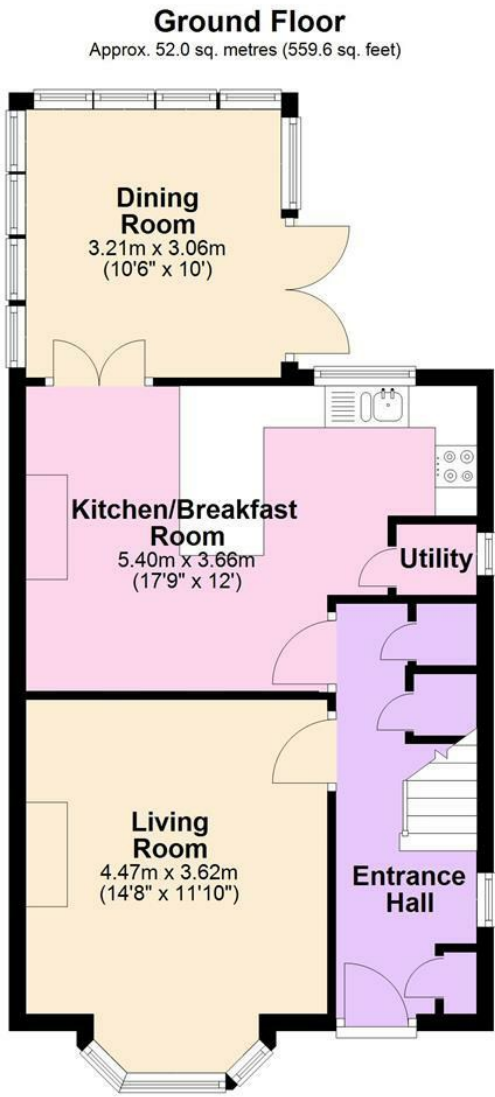
GUIDE PRICE

£520,000

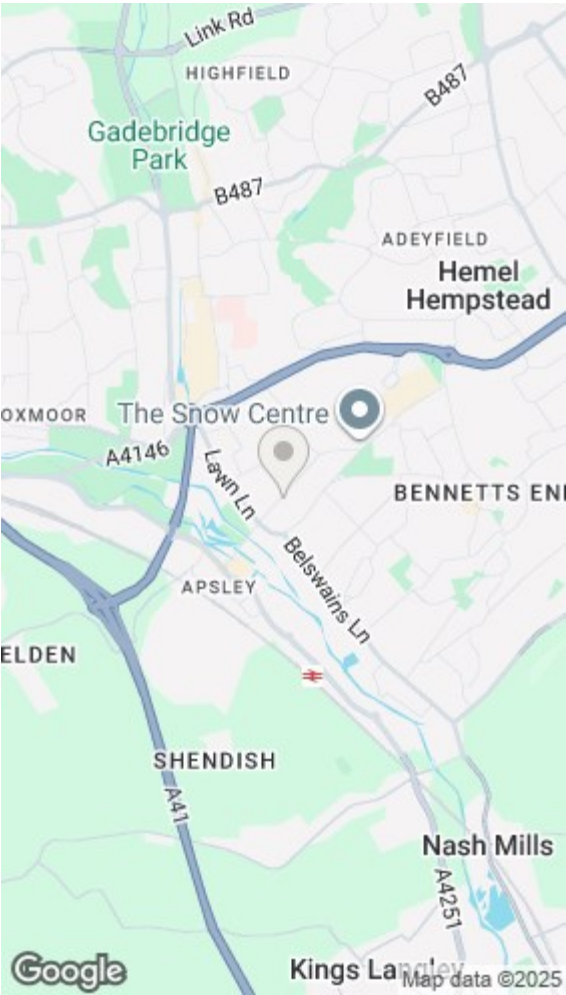
A mature family home on a sought after residential road offered for sale in excellent condition on a large Southerly plot with excellent scope to extend to the rear and convert the attic STNP. Boasting an open plan kitchen/breakfast room with utility, living room with open fireplace, conservatory, 3 bedrooms and family bathroom.



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Total area: approx. 93.8 sq. metres (1010.1 sq. feet)



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		(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	





An immaculate semi detached family home with a good size Southerly facing garden!



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Ground Floor

The front door opens to a light and airy entrance hall which has a window to the side and stairs rising to the first floor with storage cupboards under. A door from here opens to a traditional 'front room' which has an open grate fireplace and a bay window to the front aspect. Spanning the width of the rear is the open plan kitchen/breakfast room which has both a window overlooking the garden and French doors opening to the conservatory which the current owners use as a dedicated dining room. Within the kitchen space a door opens to a walk in utility space where there is room for both an automatic washing machine and tumble drier with a window to the side. The kitchen has a breakfast bar area incorporated to the work tops and is fitted with a range of base and eye level units with several drawers and recess sink.

First Floor

The first floor landing has a window to the side and doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include a kidney shaped bath with shower screen and shower unit over, vanity unit with wash basin and low level wc. The main bedroom is positioned at the rear of the property and has two double width fitted wardrobes. The remaining two bedrooms both overlook the front.

Outside

To the front of the property is a block paved driveway providing private off road parking for several cars. A side pedestrian gate leads to the rear garden where there is a substantial raised timber decked area directly to the rear of the house before you reach the main portion of the garden which is laid to lawn. There are mature borders to either side of the boundaries which are enclosed by a range of fencing.

The Location

Located near Apsley and nestled between Kings Langley and Hemel Hempstead, this home offers the perfect balance of convenience and charm. Commuters benefit from direct train services at nearby Apsley Station to London Euston in just 30 minutes, while major road links like the M25 and M1 are easily accessible. The area's appeal centres on the picturesque Grand Union Canal and Apsley Lock, ideal for relaxing waterside walks and enjoying a vibrant community atmosphere. Local favourites such as the Papermill Pub, excellent shops, and amenities support a friendly, village-style lifestyle. Families will appreciate access to well-regarded schools nearby, making this a great place to call home.

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. 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, completed AML checks and proof of funds.



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