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# Temptation comes in many forms...



## Hemel Hempstead

GUIDE PRICE £425,000

# Hemel

## GUIDE PRICE

£425,000

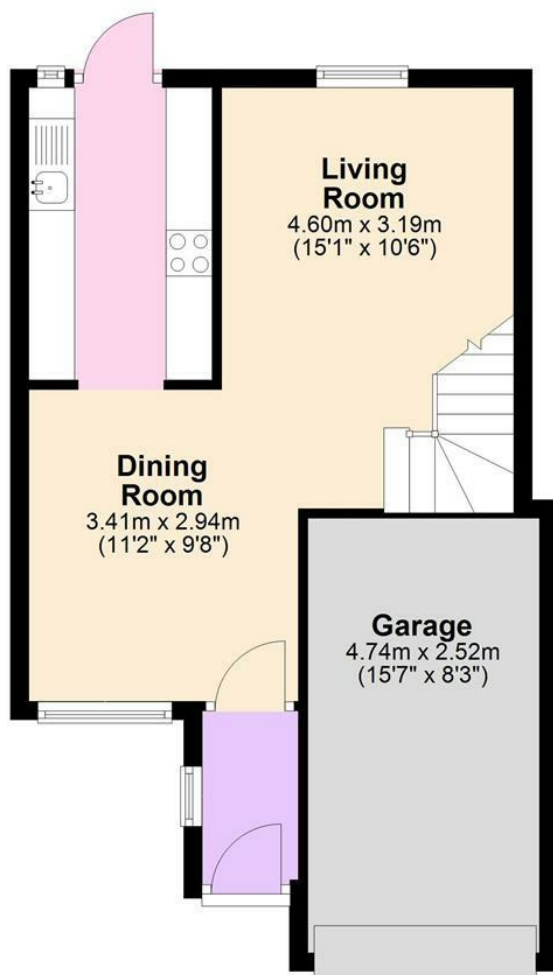
Situated on a quiet, residential cul-de-sac is this beautifully maintained three bedroom home. Offered to the market in excellent decorative condition throughout, the accommodation briefly comprises an open-plan living/dining room, kitchen, three bedrooms and family bathroom. Additionally the property boasts a private and secluded rear garden, a garage and off-street parking for a further two vehicles.



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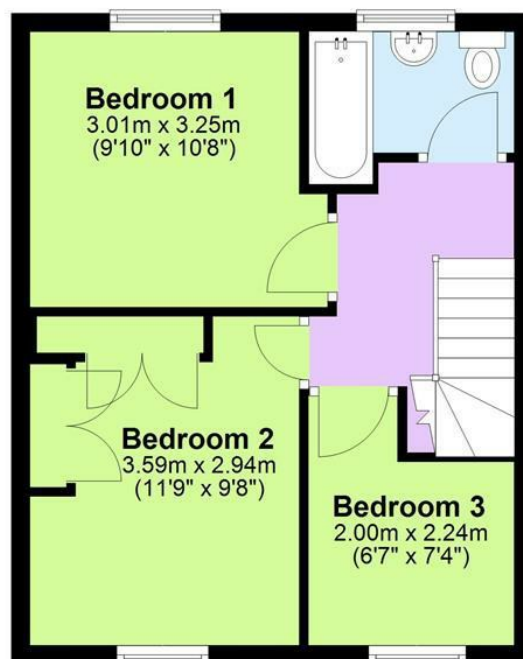
### Ground Floor

Approx. 45.1 sq. metres (485.4 sq. feet)

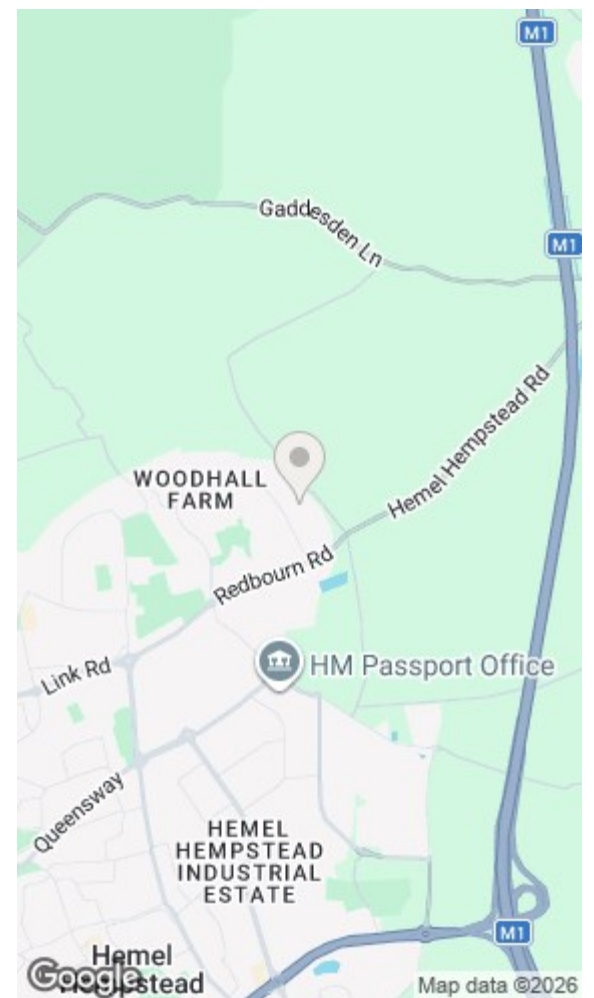


### First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	





A beautifully presented three bedroom home on a quiet cul-de-sac.



**Ground Floor**  
A useful entrance porch leads you through to the open-plan living/dining room from where stairs rise to the first floor. The kitchen is fully fitted with integrated appliances and has a door leading to the rear garden. The garage is accessed via an up-and-over door.

**First Floor**  
A bright landing provides access to all first floor accommodation with bedrooms one and two both being generous doubles with the second bedroom also benefiting from built-in storage. The third bedroom is a single and the family bathroom has been recently refitted with a white three-piece suite.

**Outside**  
The frontage of the property is laid to block paving providing driveway parking for two vehicles. The rear garden is laid mostly to lawn with mature borders, a patio space and a timber shed providing useful storage.

**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.

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.

**Agent's 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

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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 conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.



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