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Hemel Hempstead

OFFERS IN EXCESS OF £425,000



Temptation comes in many forms...

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Hemel

OFFERS IN EXCESS OF

£425,000

Located on the edge of Nash Mills and presented to the market in lovely decorative order. A well loved three bedroom property with parking directly to the front and a Southerly facing garden. The property has an open plan living/dining space in addition to a separate snug opening to the garden which is Westerly facing in aspect.

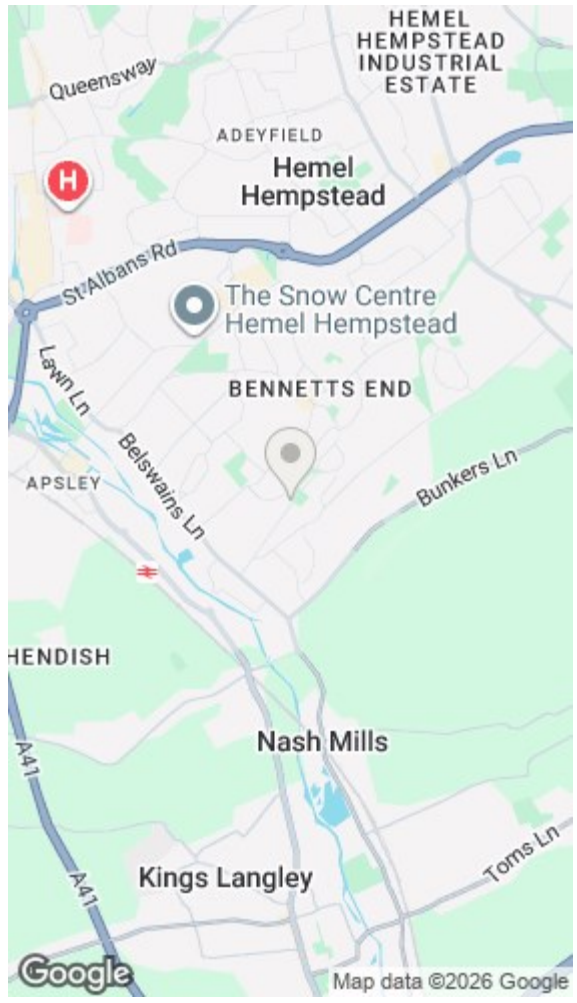


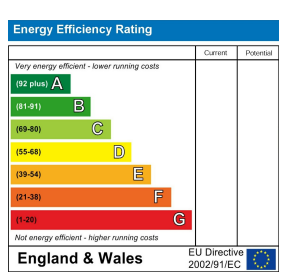


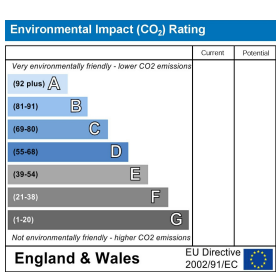


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Total area: approx. 87.8 sq. metres (945.2 sq. feet)

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KITCHEN DISCO
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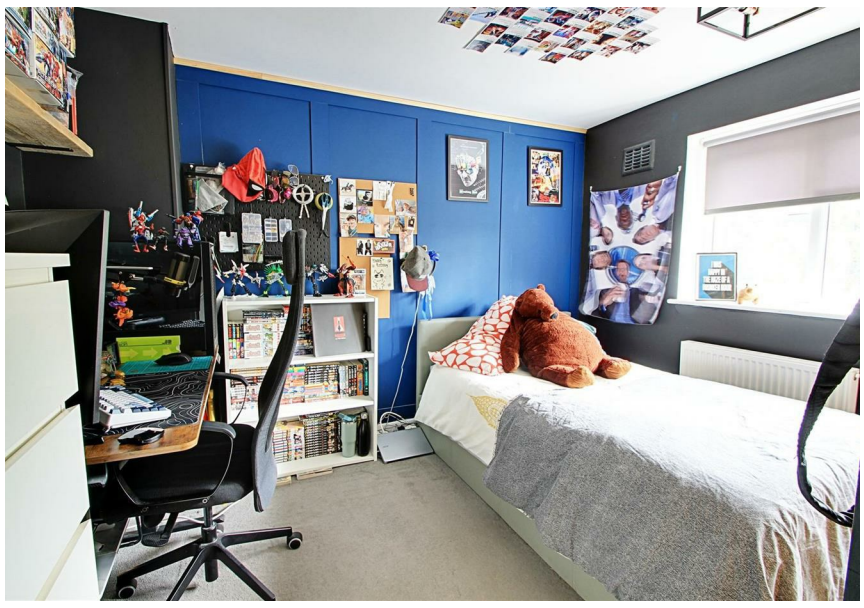






A beautifully presented three bedroom family home in this popular part of Hemel Hempstead.





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Ground Floor
On entering the property you find yourself in a spacious entrance hall with stairs rising to the first floor and opening to all ground floor accommodation. The main reception room is open-plan to the fitted kitchen and has been thoughtfully designed to include 'banquette' dining and a cosy living area with wood burning stove. A cosy 'snug' is accessed from the dining area. Additionally downstairs there is a WC and pantry area.

First Floor
The main and second bedrooms are both generous doubles with the third bedroom being a good sized single. The family bathroom completes the first floor accommodation.

Outside
To the front of the property there is off-road parking for two vehicles with further on-road parking available. The rear garden has been thoughtfully landscaped to include a large seating area, formal lawn with flower borders, and a pergola-covered decking area ideal for a hot-tub.

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.

Agent's Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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..
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