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you to **sell** or **let** your property?
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Temptation comes in many forms...



Hemel Hempstead

GUIDE PRICE £400,000

Hemel

GUIDE PRICE

£400,000

An immaculately refurbished three bedroom house, in a popular and quiet road in Nash Mills. Thoughtfully brought up to date, featuring energy-efficient LED lighting throughout, double glazing and quality flooring throughout for modern comfort and efficiency.



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Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)

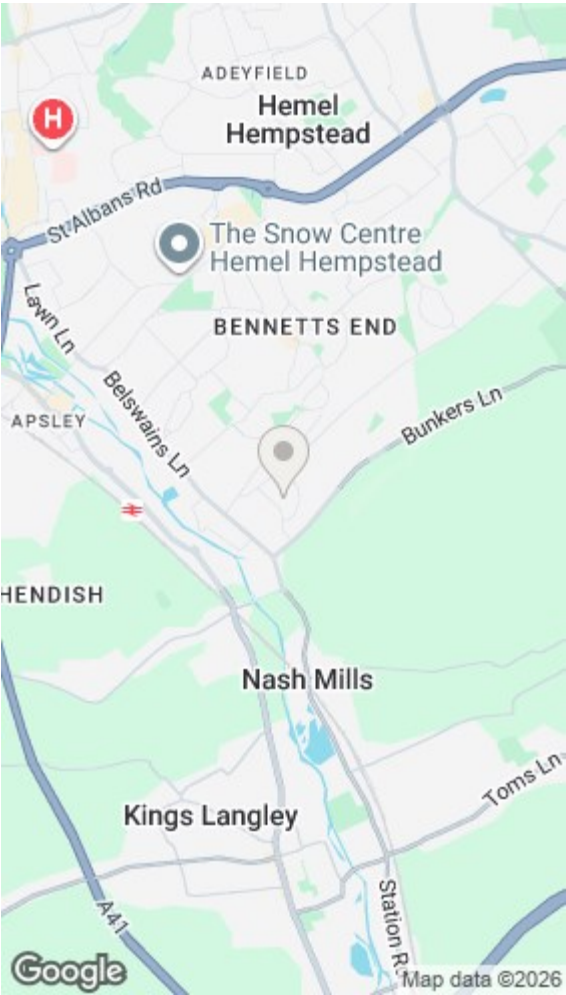


First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 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	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	66	(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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A rare chance to purchase a beautifully refurbished, turn-key home in the heart of Nash Mills.



Ground floor
A spacious hall enters onto a wood panelled reception room, complete with bespoke built in storage. Large French doors, flooding the room with light, open to a sunny garden, with sizeable patio. The shaker style kitchen is fitted with a range of contemporary appliances, finished with elegant white worktops that create a bright and refined finish. A stylish guest WC with porcelain tiling continues the designed theme.

First floor
The principal bedroom, partially wood panelled, is elegant and stylish, and very bright owing to two large windows. Two further bedrooms continue the theme, and a beautifully styled bathroom features a bath, low-level WC and a classic wash hand basin. Aged brass fittings and light tiled walls and floors in neutral tones, add warmth to the space.

The location
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that grew up when it was a mill town now house newsagents, public houses, restaurants, and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices. Housing developments combining the canal side location with the ease of access to Apsley railway station (offering direct access to London Euston) have been very successful. 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.

Agent's information to 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

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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 should an offer be successful. 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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