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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



## Hemel Hempstead

OFFERS IN EXCESS OF £425,000



# Hemel

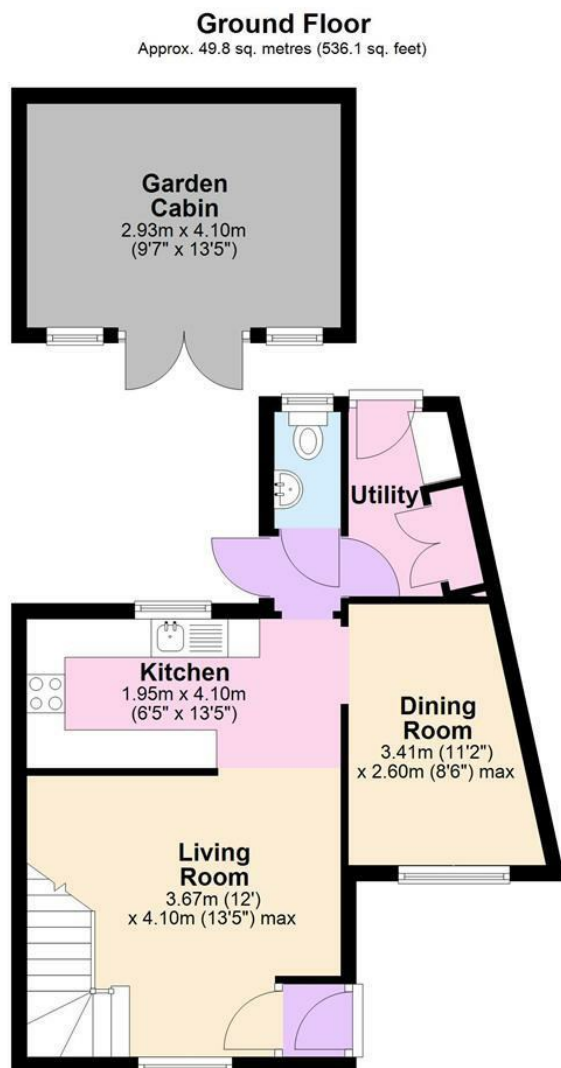
OFFERS IN EXCESS OF

£425,000

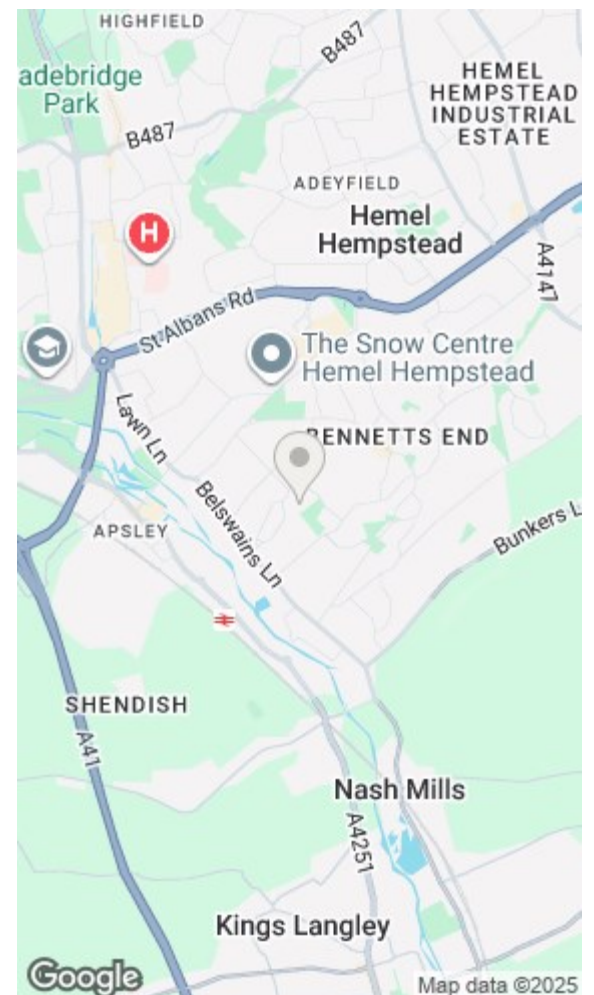
Situated on a quiet cul-de-sac is this beautifully presented three bedroom, semi-detached home. Offered to the market in exceptional decorative condition throughout, the property offers flexible accommodation briefly comprising living room, dining room, kitchen, utility room, WC, three bedrooms, family bathroom and large garden cabin ideal for use as a home office, gym or studio.



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Total area: approx. 80.1 sq. metres (862.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	86		

England & Wales EU Directive 2002/91/EC





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



**Ground Floor**  
On entering the property you find yourself in a useful entrance porch from where you access the living room - a well proportioned room flooded with natural light. Stairs rise to the first floor and there is an opening to the kitchen. The kitchen is fully fitted with a range of base and eye level units with integrated appliances. Another opening leads you to the dining room and a doorway opens to an internal hallway giving access to the WC and the utility room which has a door opening to the rear garden.

**First Floor**  
From the landing doors open to the main bedroom - a generous double bedroom with integrated storage, the bathroom which is fitted with a white three-piece suite comprising bath with shower over, WC and wash-hand basin. A further door opens to the third bedroom which is currently used as a dressing room. From here a door opens to the second bedroom, a well proportioned dual aspect room.

**Outside**  
The front of the property is laid to a block-paved driveway providing parking for two vehicles. The rear garden comprises a small patio area directly to the rear of the property with steps rising to the decking area - ideal for entertaining. From the decking you can access the garden cabin, a large structure with power and light ideal for use as a home office, gym or studio space.

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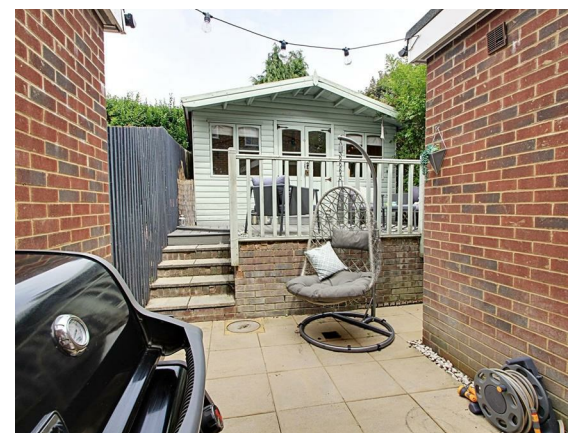
**The Location**  
Located near Apsley and nestled between Kings Langley and Hemel Hempstead, this home offers the perfect balance of convenience and charm. Commuters benefit from direct train services at nearby Apsley Station to London Euston in just 30 minutes, while major road links like the M25 and 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.

**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 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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