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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 THE REGION OF £625,000

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\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\*\*\*DEVELOPMENT OPPORTUNITY\*\*\*\* Sitting on a south-facing double-width plot on a popular residential road, offering the potential to modify into a stunning family home or redevelop the plot and potentially demolish and construct three separate dwellings STNP with direct access to the rear from Ebbens Road.

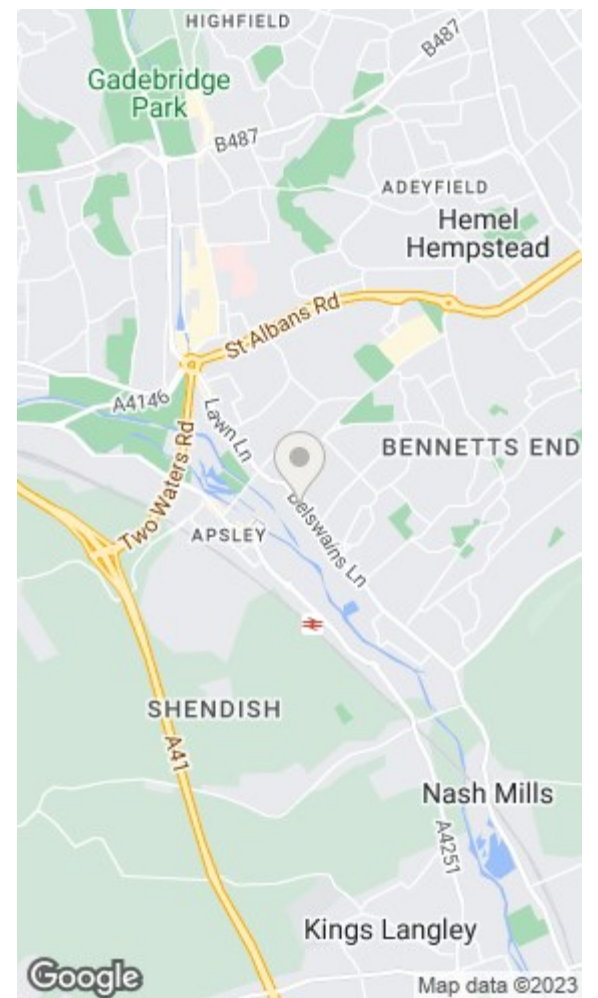


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Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



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) 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	83	EU Directive 2002/91/EC	
England & Wales		England & Wales	



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A double-width Southerly facing plot offering exceptional development potential.



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#### The Property

The internal accommodation comprises of an entrance porch, entrance hall, living room, utility, downstairs wc open plan sitting/dining room and kitchen/breakfast room to the ground floor.

On the first floor are three well-proportioned bedrooms and a good size family bathroom.

#### The Outside

To the front boasting a double-width area with lovely gardens and a path leading to the front door. Directly to the rear of the property is a decked area which is ideal for summertime entertaining. From here, the main portion of the garden is laid to lawn with a pathway that extends to a driveway with off-street parking and direct access off the road to the rear. This spacious garden also benefits from a Southerly-facing aspect.

#### 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.

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 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.

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 such as Pizza Express Restaurant.

The Agents Information for Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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