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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

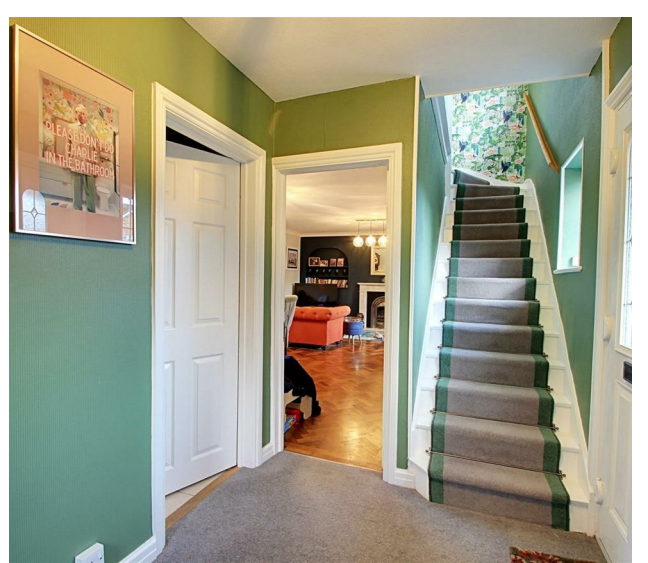
OFFERS IN EXCESS OF £650,000

# Hemel

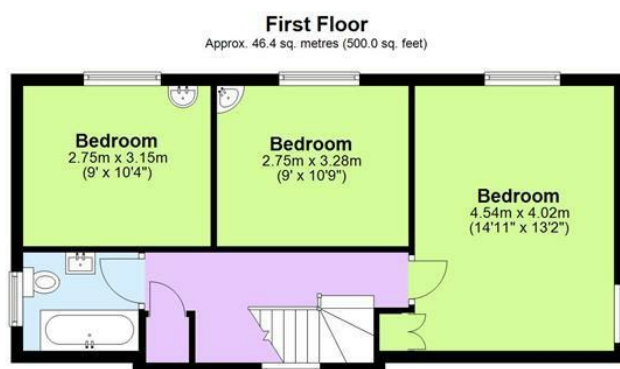
OFFERS IN EXCESS OF

£650,000

Located in a peaceful cul-de-sac position just outside of the Old Town of Hemel and offered for sale in immaculate decorative condition, providing exceptionally flexible accommodation with 4 bedrooms including a ground floor bedroom suite with ensuite shower room, refitted Kitchen/Breakfast/Family room and main reception room. Internal inspection essential.

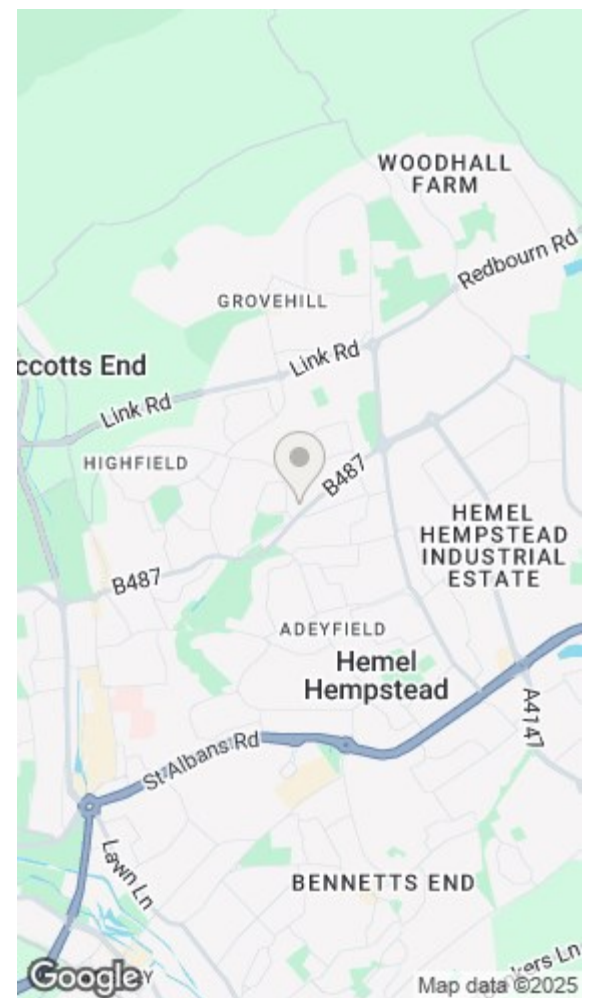


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Total area: approx. 147.2 sq. metres (1583.9 sq. feet)

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		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	54	(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		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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A well presented and flexible family home with carriage driveway to the front.



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#### Ground Floor

The ground floor accommodation comprises a generous entrance hall, a guest WC and a vestibule opening to a large shower room leading to a generous bedroom/reception room that has the benefit of being self contained with its' own entrance via patio doors and the potential to create an annexe or `working from home` space. Also accessed from the hallway is the spacious dual aspect lounge/dining room with refurbished original parquet flooring and French doors opening to the lovely kitchen/breakfast room arranged with a vast range of wall and base units, space and plumbing for appliances and a distinct seating area enjoying views of the rear garden through a stunning feature window. A personnel door from the kitchen leads to the garage.

#### First Floor

To the first floor is the bright landing with loft access, three double bedrooms, and the refitted family bathroom. The main bedroom also has the advantage of dual aspect lighting with a window to the rear and to the side.

#### Outside

Externally, the property benefits from a beautifully landscaped rear garden, attractively arranged with patio seating areas, a generous lawn, mature plants and shrubs, fenced boundaries, two sheds and gated side access. To the front of the property is a further landscaped garden area incorporating the carriage driveway offering excellent off street parking facilities and leading to the garage. We highly recommend an internal viewing to appreciate this very versatile property that has been very well maintained and updated by its current owners.

#### 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 and a Pizza Express Restaurant. The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that arose when it was a mill town now house news agents, public houses, restaurants and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices.

#### Travel Links

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.

#### Education In The Area

The property benefits from having a number of local primary schools within less than one mile, and for senior pupils, both Hemel Hempstead School and Longdean School are just over a mile away. Both have sixth form facilities. Abbot's Hill School is a local independent school for girls aged three to seventeen years, while Chesham Prep & Berkhamsted Independent Schools for boys and girls are only a short drive.

#### Agents 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. 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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