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you to **sell** or **let** your **property**?
Contact us for a **free valuation**
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Temptation comes in many forms...



Hemel Hempstead

OFFERS OVER £525,000

Hemel

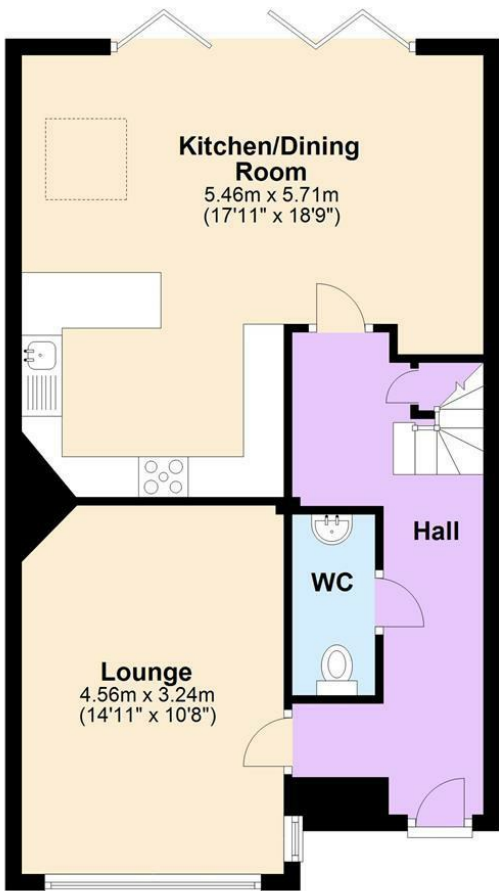
OFFERS OVER

£525,000

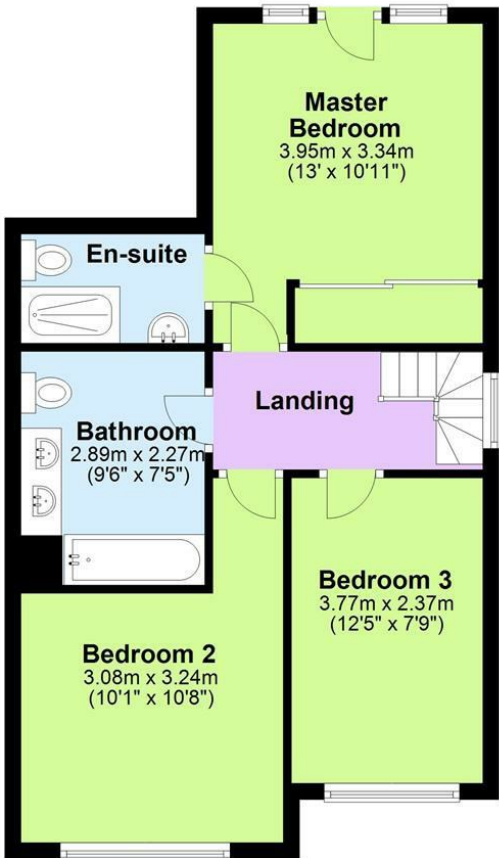
A three bedroom extended semi detached family home with a stunning open plan kitchen/dining room with bi-fold doors opening up to a attractive rear garden.



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Ground Floor
Approx. 56.0 sq. metres (602.7 sq. feet)



First Floor
Approx. 49.8 sq. metres (536.3 sq. feet)

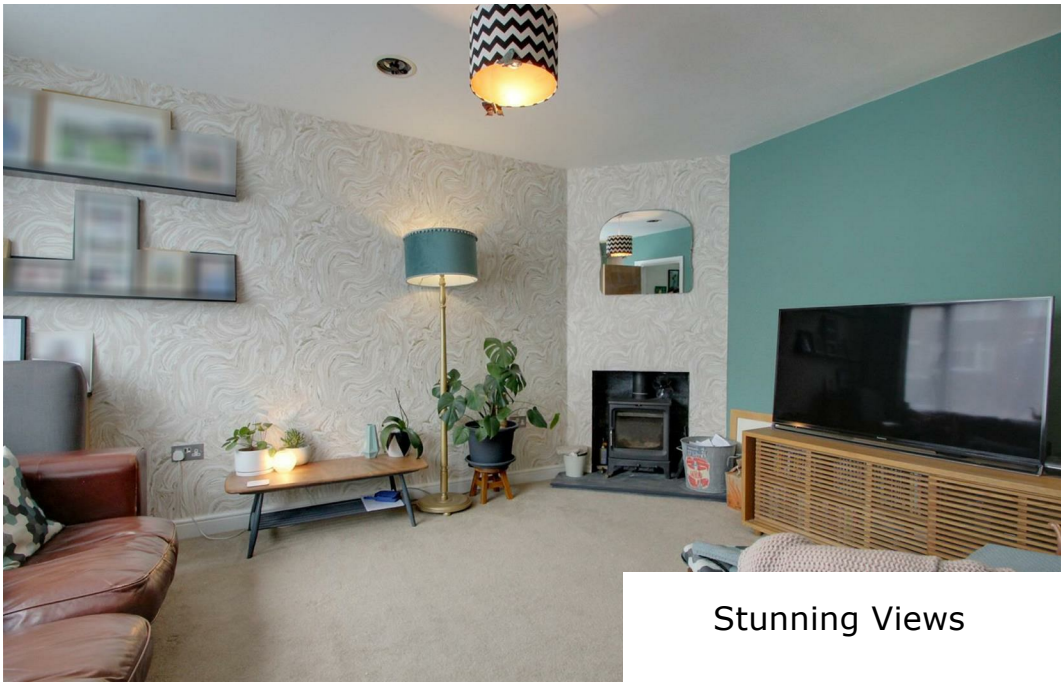
Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Stunning Views



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Description
The ground floor measures approximately 602 square foot (56 Square Metres) and comprises of a downstairs cloakroom, separate lounge with a wood burner along with a stunning open plan kitchen/diner that also has a snug area, there are also bi-folding doors opening up to the garden.

Heading to the first floor you have three double bedrooms and a refitted family bathroom. The master bedroom 1 is located to the rear of the property with a Juliet balcony opening up to views of Shendish Manor & Apsley Marina there are also fitted wardrobes, bedrooms two & three are located to the front of the property. There is also access into the loft from bedroom two.

Outside
The rear garden is split into two halves, the bottom half is laid to lawn while the top half has a patio area.

To the front there is a driveway where you could fit two family cars.

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 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 Debenhams, Top Man and Pizza Express Restaurant.

Agents Notes

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. Confirmation from our independently qualified mortgage advisor that you can borrow the amount you require for this purchase.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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