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



Hemel Hempstead

PRICE GUIDE £550,000



Hemel

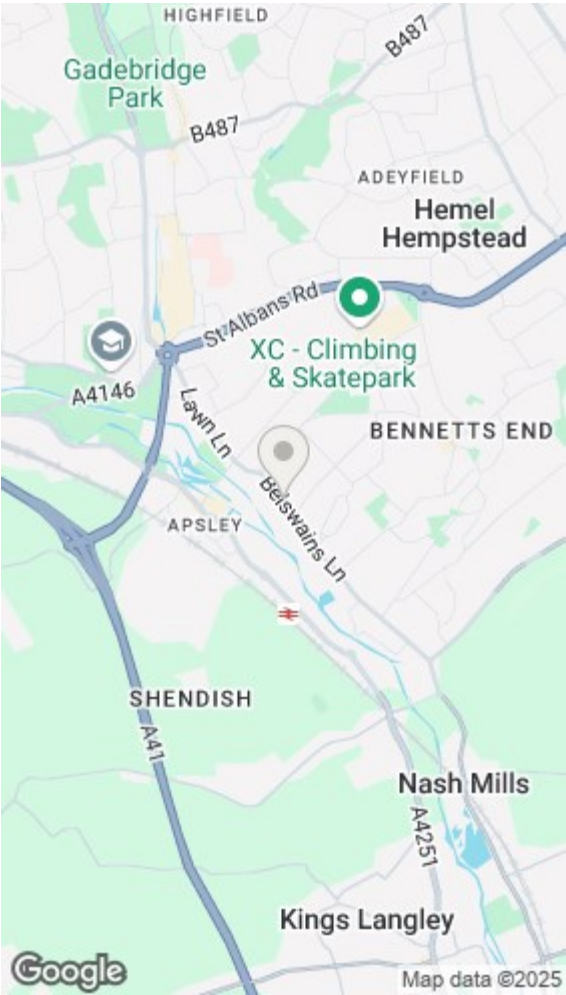
PRICE GUIDE

£550,000

Sterling are delighted to have been appointed sole agents for this recently refurbished detached three bedroom family home. Offered to the market with the benefit of no upper chain, the accommodation comprises entrance hall, dual-aspect living room, large, high specification kitchen/dining room, three well proportioned bedrooms and a family bathroom. There is also the benefit of a private rear garden, driveway parking for two vehicles and a garage. An internal inspection is essential to fully appreciate this wonderful home.



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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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









A fantastic three bedroom family home recently refurbished to a high standard.



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#### Ground Floor

Entering the property you find yourself in a bright and airy entrance hall with doors leading to the living room and kitchen/dining room as well as stairs rising to the first floor. The kitchen dining room is the undoubted highlight of the house having been refitted with a high quality kitchen with silestone worktops and integrated Samsung appliances to include two ovens, hob, dishwasher, washer/dryer and fridge/freezer. The kitchen opens to a large dining area from where French doors open to the rear garden. The living room is a well proportioned dual-aspect room flooded with light and with a feature electric fire. A WC with wash-hand basin over completes the ground floor.

#### First Floor

A spacious landing provides access to all first floor accommodation and has a hatch providing access to the loft. Both the main and second bedrooms are generous double bedrooms with the third bedroom being a large single which could be used as a home office. The bathroom is fitted with a white three piece suite with shower over the bath.

#### Outside

The driveway leads to the single garage with up-and-over door and benefits from useful eaves storage. There are two parking spaces in addition to the garage. The front garden is laid partly to lawn with a range of mature shrubs and bushes. The rear garden is fully enclosed with a gate providing access to the driveway and is mostly laid to lawn with a sizeable patio directly to the rear of the property.

#### 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.

#### Agent's 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. 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.

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

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