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# Temptation comes in many forms...



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Hemel Hempstead

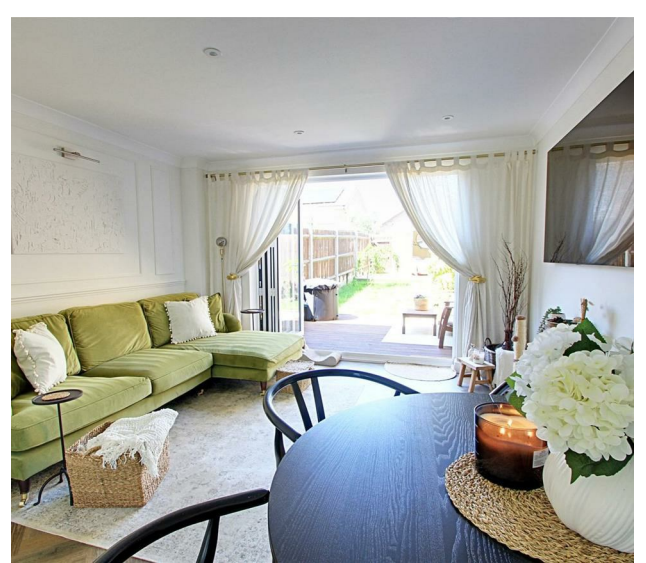
GUIDE PRICE £400,000

# Hemel

## GUIDE PRICE

£400,000

A two bedroom house, exquisitely refurbished to an exceptional standard with no expense spared. Ready to move into, this is truly a turn-key opportunity, with no additional expenditure required. This house further benefits from a garden cabin, which is connected to mains electricity and so ideal for home working.

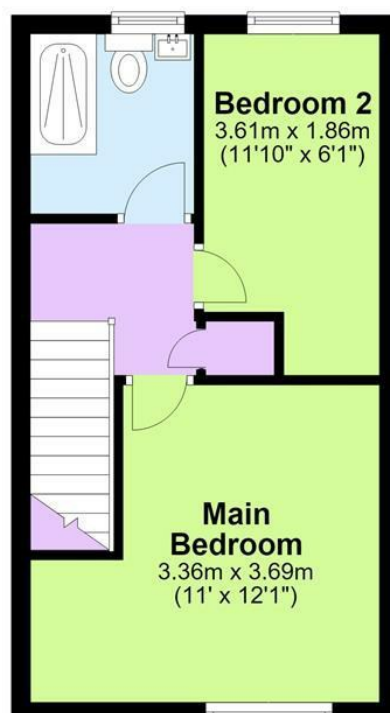


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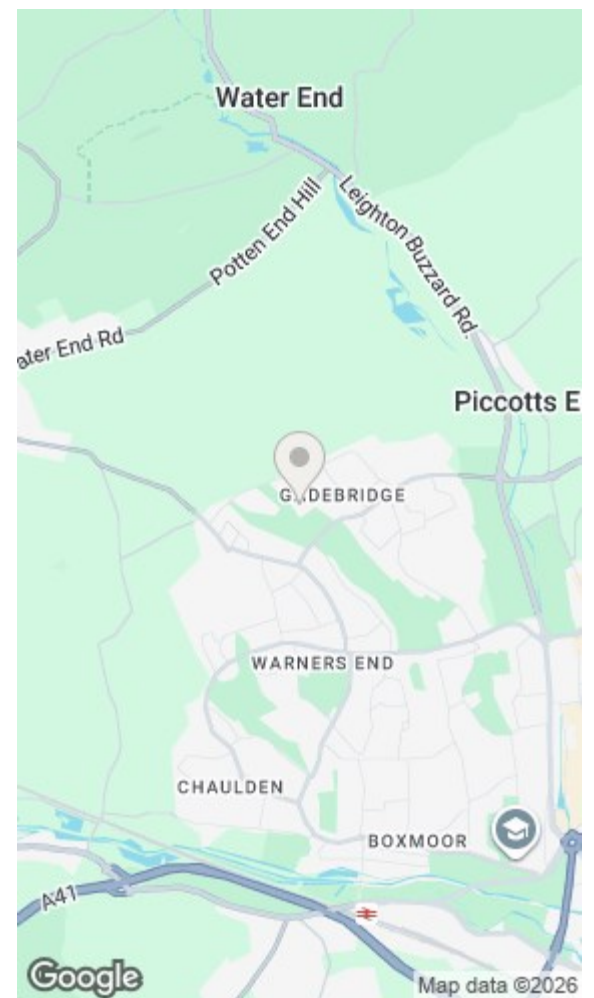
**Ground Floor**  
Approx. 31.3 sq. metres (336.9 sq. feet)



**First Floor**  
Approx. 26.1 sq. metres (280.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)



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



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A beautifully presented two bedroom property in a quiet, cul-de-sac location.



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#### Ground Floor

A modern open plan arrangement has been created, with bi-fold doors leading to the garden, provide a feeling of light and space. The owners have installed a well designed shaker style kitchen with quartz worktops, quality fitted appliances and concealed lighting. Herringbone floors, dado rails, heritage radiators, and aged brass light fittings convey a classic feel to this attractive room.

#### First Floor

Stairs with characterful runners rise to the first floor, which continues the theme of understated luxury. Features include panelling to the master bedroom walls, fitted wardrobes and dado rails with mouldings to the second bedroom walls. A nicely appointed shower room, with aged brass sanitaryware looks out to the garden.

#### Outside

A sunny garden, with a large decked area, ideal for barbecues and outdoor dining. The lawn is bordered with a mixture of shrubs and perennial plants and leads to an attractive garden cabin.

#### The Location

Gadebridge is a district of Hemel Hempstead in Hertfordshire, UK, located north west of Hemel Hempstead old town. It was developed in the 1960s on land that once formed part of the grounds of Gadebridge House. It centres on the Rossgate shopping parade. Gadebridge Park is the largest green space in Hemel Hempstead. A major Roman villa was discovered here at the time of its development (Gadebridge Park Roman Villa). The main road through the district is Galley Hill which passes the Rossgate shops, Rossgate primary school and Gadebridge Baptist Church.

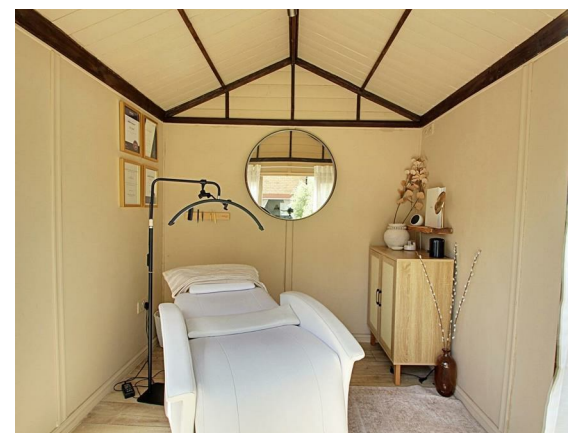
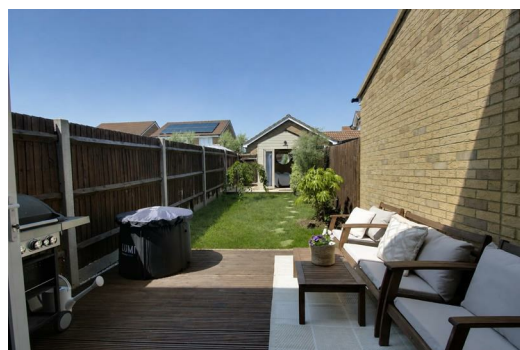
#### Nearby Boxmoor

Boxmoor village is close to the mainline train station which serves London Euston in a little under 30 minutes proving a popular location for commuters. Boxmoor was mainly constructed in the nineteenth century. However, over the last 20 years pockets of executive and family housing have been built giving the village a variety of different properties to choose from. This area of Hemel Hempstead derived its name from the famous Box tree and the moors which are still evident as you wander through the village today. Another attractive feature of Boxmoor is the historic Grand Union Canal which winds its way through the moors on the southern side of the village providing picturesque walks. Excellent schooling is available nearby, including Boxmoor primary school, Lockers Park, Abbot's Hill, Westbrook Hay, The Hemel Hempstead School, St Rose's Roman Catholic Infants', John F Kennedy Catholic School and the well regarded South Hill Primary School.

#### Agent's information to 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 and proof of funds.



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