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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...

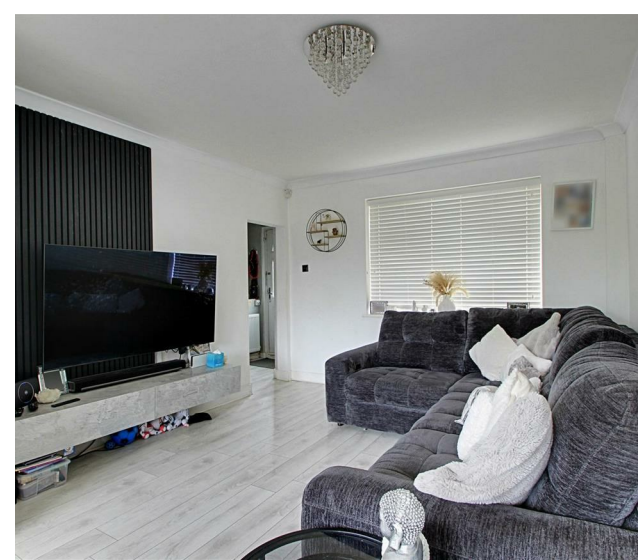


# Hemel

## GUIDE PRICE

£450,000

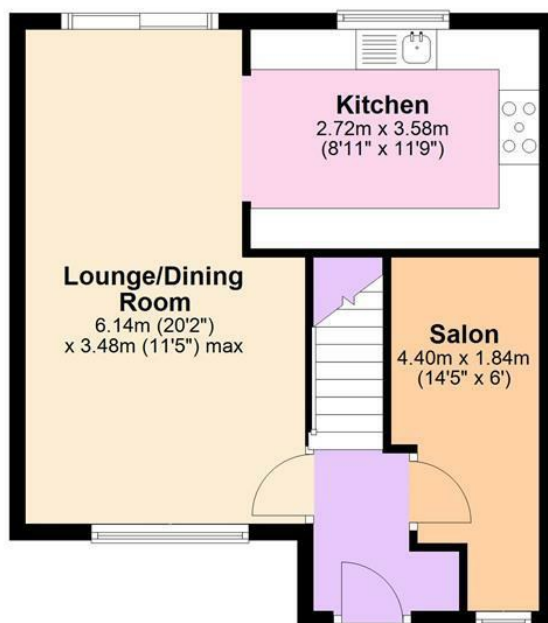
Set back from a quiet, residential road and with views over Abbots Hill school grounds to the rear is this recently refurbished and well maintained family home. With underfloor heating to the ground floor, a landscaped garden and a useful second reception room currently used as a hair salon, this home offers comfortable, spacious and flexible living.



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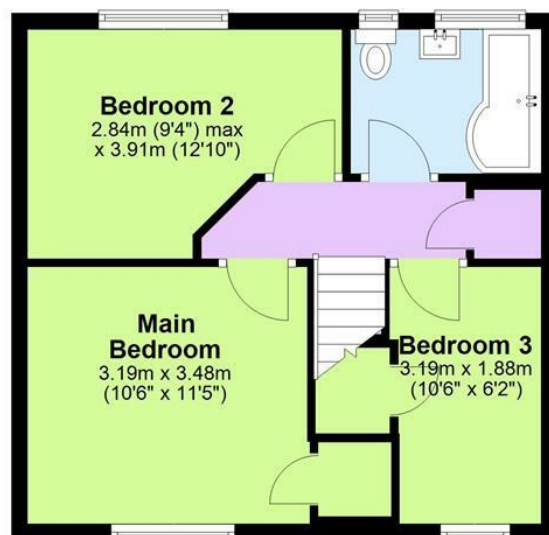
### Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)

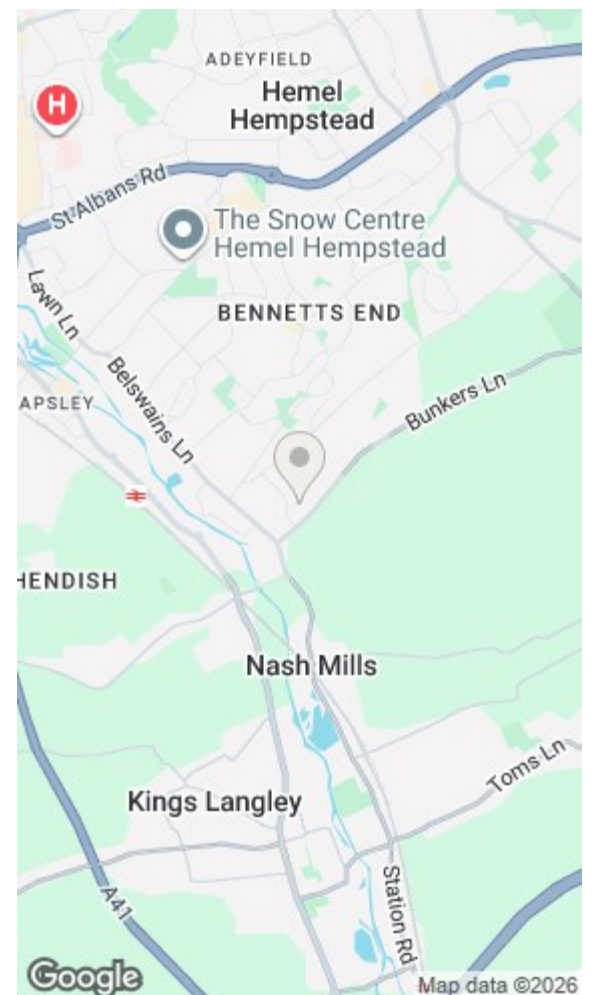


### First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



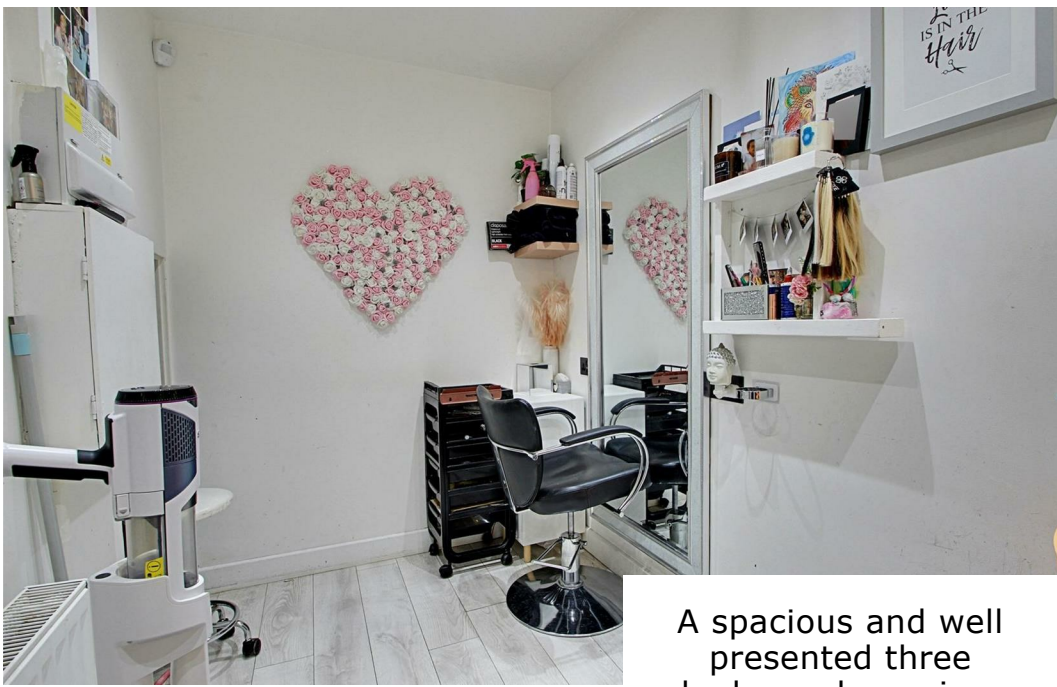
Total area: approx. 81.3 sq. metres (875.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

England & Wales EU Directive 2002/91/EC





A spacious and well presented three bedroom home in a quiet, residential area.

**Ground Floor**

The ground floor accommodation comprises open-plan living dining room which, in turn, is semi-open plan to the refitted kitchen. The second reception room is currently used as a hair salon, but could offer multiple other options such as home office, playroom etc.

**First Floor**

Upstairs are three bedrooms with the main and second both being well-proportioned doubles and the third being a spacious single. Both the main bedroom and third bedrooms benefit from built-in storage. The family bathroom has been recently refitted with a 'P' bath with shower over, wash hand basin and WC. Additionally there is a useful airing cupboard.

**Outside**

The property is set back from the road and is accessed via a path. The rear garden has been tiered and landscaped and provides a large patio space directly to the rear of the property as well as a further patio at the bottom of the garden allowing you to enjoy the sunshine throughout the day. The remainder is laid to lawn and there is a useful shed.

**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 Marlowes 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 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. Situated 24 miles to the northwest 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.

Agent's Information for Buyers

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

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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