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Temptation comes in many forms...



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Hemel Hempstead

GUIDE PRICE £350,000

Hemel

GUIDE PRICE

£350,000

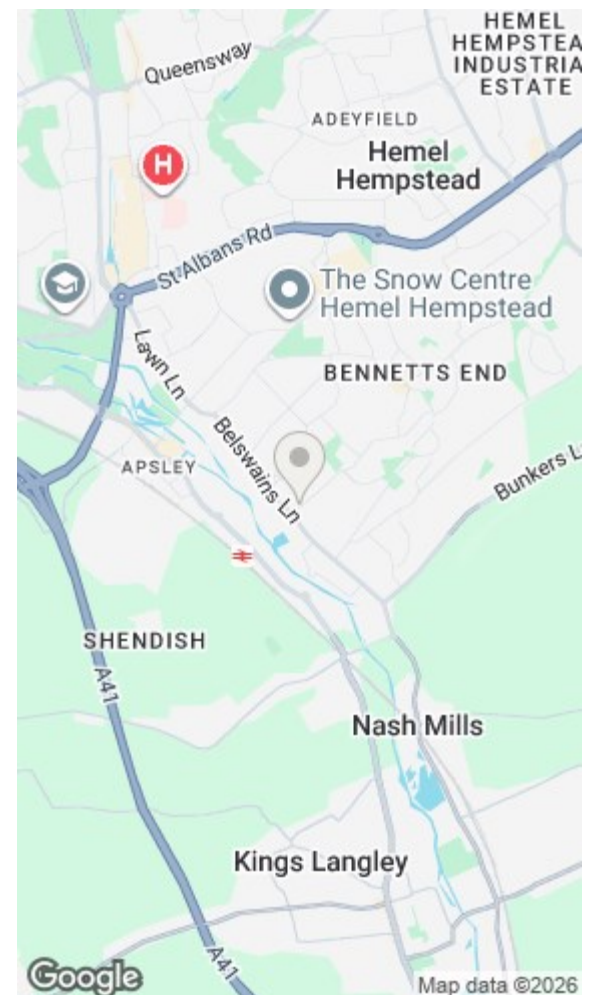
A rare chance to purchase a shop with three bedroom apartment over. The freehold of the property is being sold with the scope to continue using the unit as part commercial part residential or the scope for conversion to full residential (STNP) with an excellent size garden and outbuildings to the rear.



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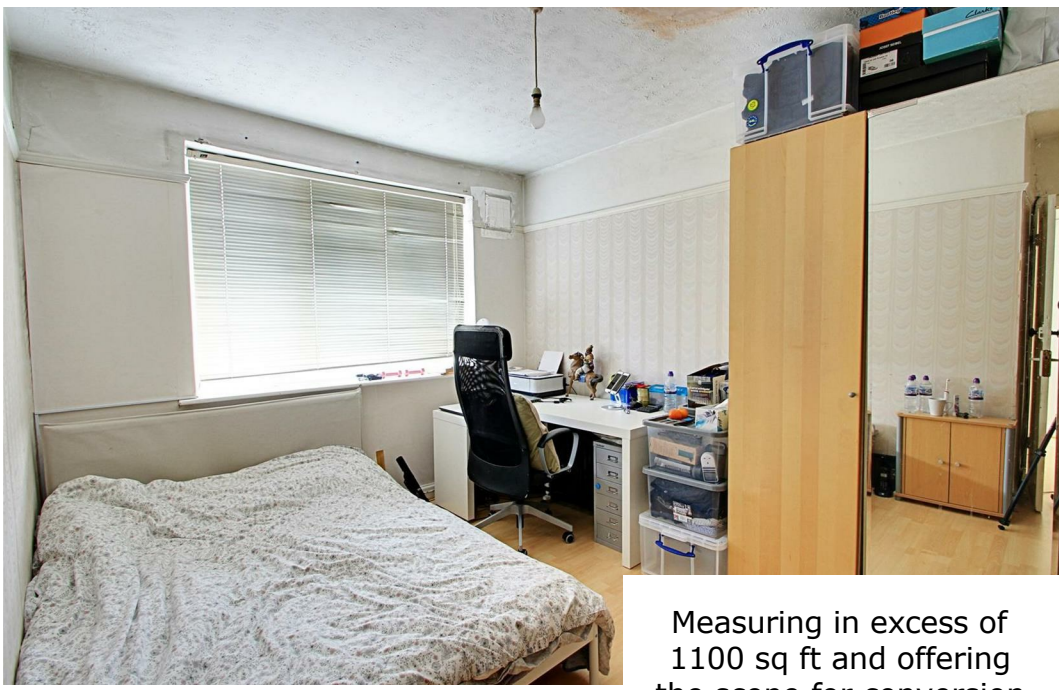


Total area: approx. 102.8 sq. metres (1106.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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





Measuring in excess of 1100 sq ft and offering the scope for conversion to two separate apartments STNP.



The Property
Currently the accommodation comprises a shop front which is currently trading as a fish and chips take away shop which leads to a dedicated kitchen area. An internal office room has double doors opening to a lean-to/store which in turn has double doors opening to the garden where there is a brick built outhouse and a garden laid to lawn with pathway providing access down the side and to the front of the property. At first floor level there are three bedrooms and a fitted shower room.

The Location
Located near Apsley and nestled between Kings Langley and Hemel Hempstead, this home offers the perfect balance of convenience and charm. Commuters benefit from direct train services at nearby Apsley Station to London Euston in just 30 minutes, while major road links like the M25 and M1 are easily accessible. The area's appeal centres on the picturesque Grand Union Canal and Apsley Lock, ideal for relaxing waterside walks and enjoying a vibrant community atmosphere. Local favourites such as the Papermill Pub, excellent shops, and amenities support a friendly, village-style lifestyle. Families will appreciate access to well-regarded schools nearby, making this a great place to call home.

Agents Information For Buyers

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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.



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