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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...

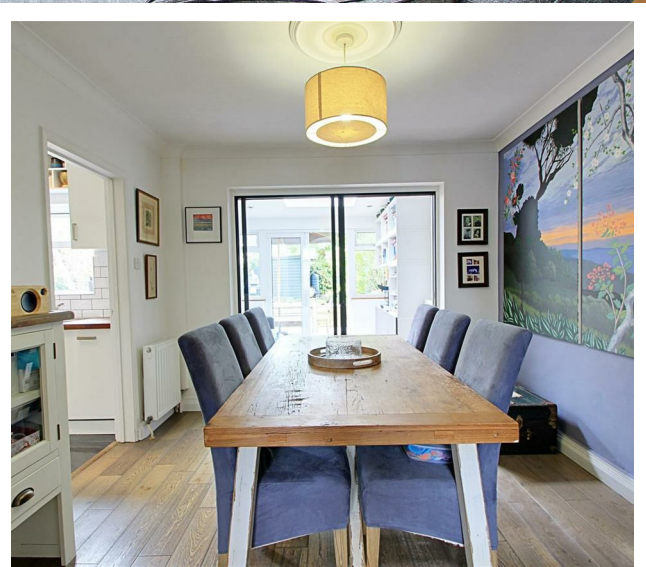


# Hemel

OFFERS IN EXCESS OF

£550,000

A beautifully presented three bedroom end of terrace family home situated on a quiet residential road within easy striking distance of local schools, transport links and amenities. Offered to the market having been subject to refurbishment and improvement by the current owners this is truly a 'turn-key' property with the added bonus of a large cabin in the garden which could be used for multiple purposes to include a home office, workshop or studio space.

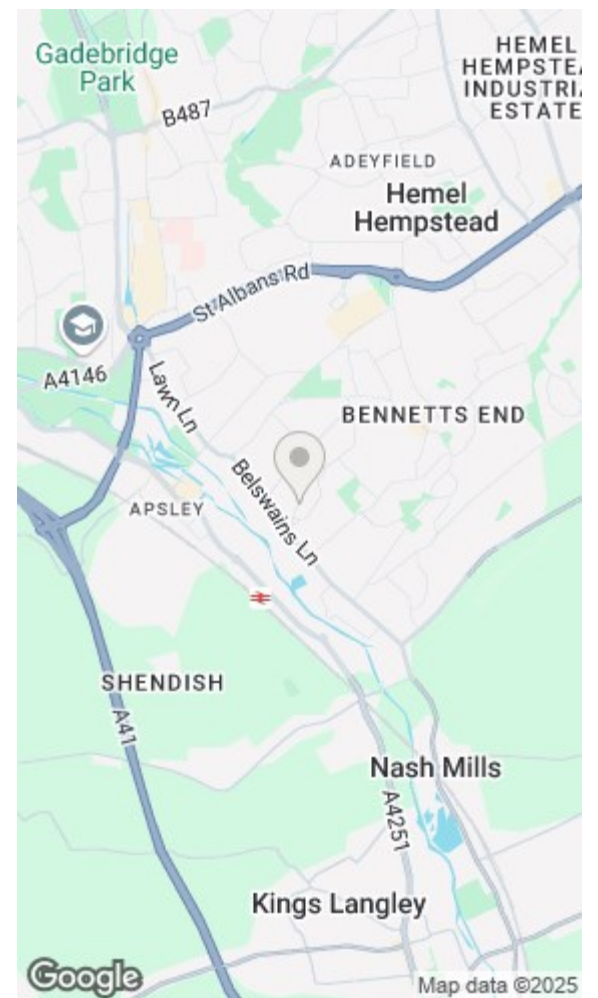


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**Ground Floor**  
Approx. 69.9 sq. metres (751.9 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (376.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
63	84		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

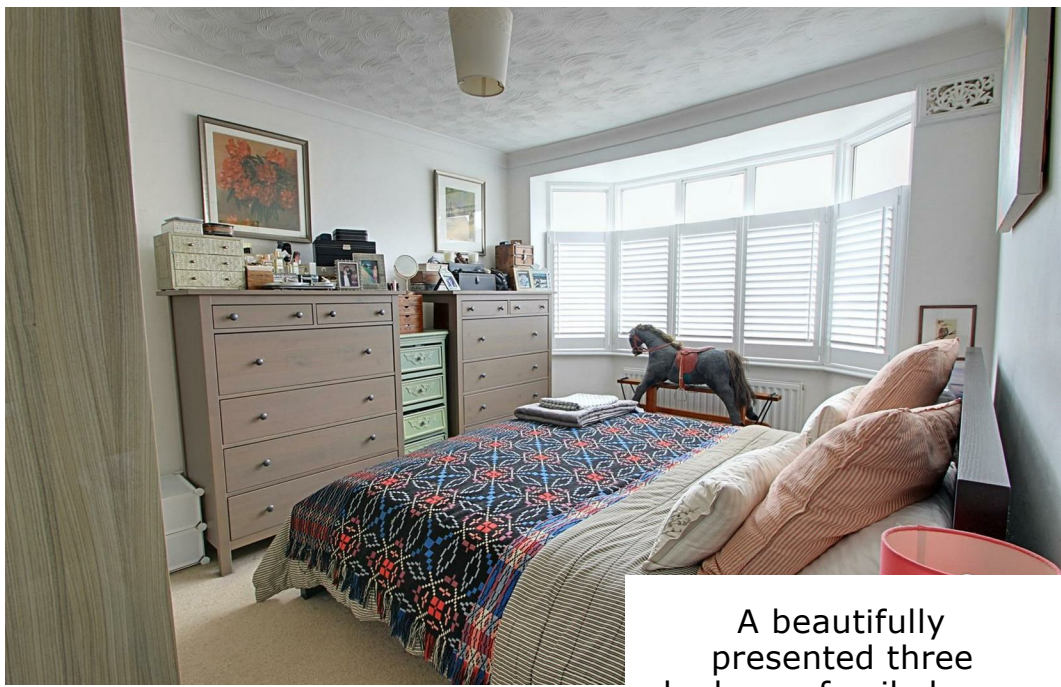
England & Wales EU Directive 2002/91/EC



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A beautifully presented three bedroom family home in a popular residential area.



**Ground Floor**  
On entering the property you find yourself in the entrance hall with stairs rising to the first floor and doors opening to a useful 'lootility' room and to the main living room. From here the dining room is semi open-plan and opens to the kitchen which is fitted with a range of base and eye level units. The family room is accessed via sliding doors from the dining room and, in turn open to the rear garden.

**First Floor**  
From the landing doors open to all three bedrooms and the bathroom. Two of the bedrooms are generous doubles, one with built-in wardrobes. The third bedroom is a single and is ideal for use as a nursery or home office. The family bathroom is fitted with a white three piece suite comprising bathtub with shower over, wash-hand basin and WC.

**Outside**  
To the front of the property is a block-paved driveway providing parking for two vehicles including EV charging point. The rear garden is an undoubted highlight of this property having been thoughtfully designed and landscaped. There is a large patio area directly to the rear of the property with the main portion of the garden laid to lawn and bordered with mature shrubs, bushes and fruit trees which provide excellent screening and make for an incredibly private garden. To the rear of the garden is a large cabin with power, heat and light which has a multitude of potential uses. There is also a hardwood timber deck which provides a peaceful and relaxing space.

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**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.

**Agent's Information For 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. 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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