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Contact us for a free valuation  
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# Temptation comes in many forms...



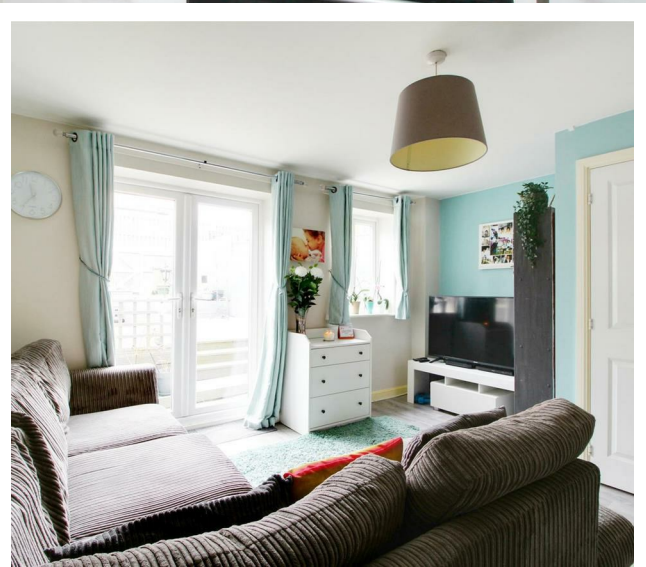
Hemel Hempstead

£385,000

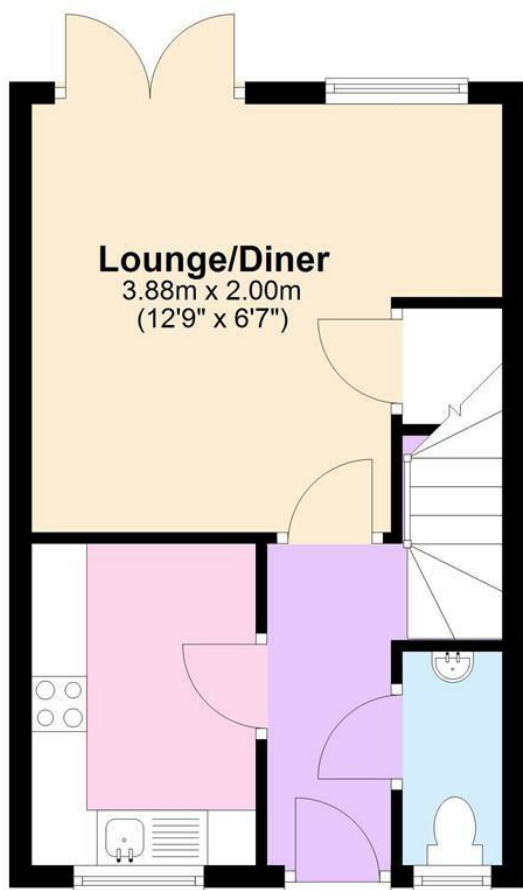
# Hemel

£385,000

A rare chance to purchase a well located two bedroom home in a select location boasting the advantage of a fully enclosed and completely private rear garden along with two good size bedrooms, first floor bathroom and fitted kitchen with integrated oven, hob and extractor.



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**Ground Floor**  
Approx. 29.4 sq. metres (316.2 sq. feet)



**First Floor**  
Approx. 29.5 sq. metres (317.8 sq. feet)

**Total area: approx. 58.9 sq. metres (634.0 sq. feet)**

All measurements are approximate.  
Plan produced using PlanUp.



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>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-54) <b>E</b>	
(21-38) <b>F</b>		(11-28) <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 rare chance to purchase a two bedroom property within walking distance to the mainline Train station.



#### The Property

This highly desirable MODERN two double bedroom terraced house finished to a very high specification. Constructed circa 2014. This wonderful home benefits from many fine features. On the ground floor the front door opens in to the hallway leading into a bright open plan lounge/dining room with double glazed doors to a private rear garden, at the front of the property is a separate kitchen with built-in appliances and a separate W/C cloakroom. To the first floor, there are two bedrooms and a family bathroom finished in white. Externally, private rear garden with patio and grass area and allocated parking. Viewing is highly recommended.

#### 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 Marlows 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 arose when it was a mill town now house news agents, public houses, restaurants and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices.

#### Travel Links

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.

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#### Education In The Area

Aspen Park benefits from having five local primary schools within less than one mile, and for senior pupils, both Hemel Hempstead School and Longdean School are just over a mile away. Both have sixth form facilities. Abbot's Hill School is a local independent school for girls aged three to seventeen years, while Chesham Prep & Berkhamsted Independent Schools for boys and girls are only a short drive. Additionally, we are advised by the seller that the property also falls within catchment for the Ofsted outstanding Bovingdon Academy and Two Waters primary schools.

#### Agents 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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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