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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...



Boxmoor
ASKING PRICE £585,000

Boxmoor

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£585,000

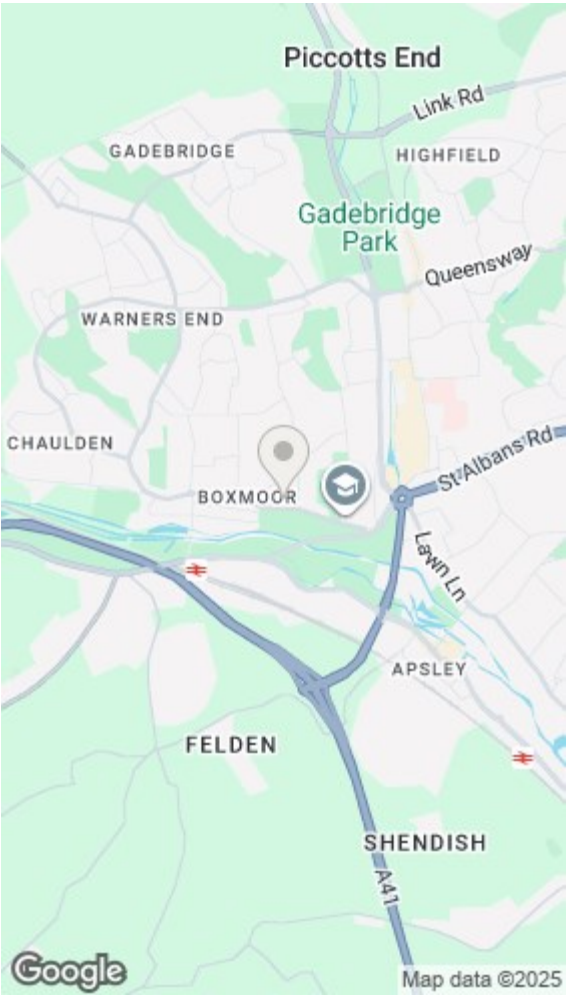
A chance to purchase a mature semi detached house in the heart of Boxmoor in a wonderful cul-de-sac location with 3 reception rooms, 3 bedrooms and offering excellent scope to extend to the rear and into the attic space and to create off road parking STNP. The property also boast a wonderful rear garden of circa 100 ft in length.



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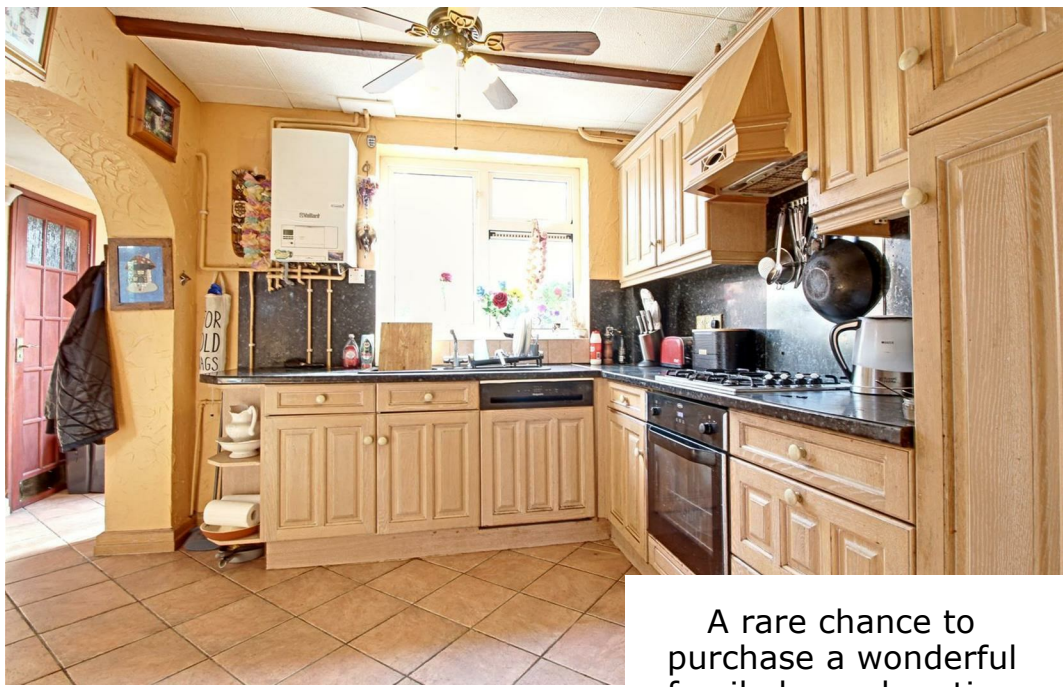
Total area: approx. 118.7 sq. metres (1277.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Current		Potential	
60		73	

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
Current		Potential	
60		73	





A rare chance to purchase a wonderful family home bursting with potential.



Ground Floor

The hallway leads to an inviting living area opened through with a large dining room as well as a conservatory off the rear and a kitchen leading through to a downstairs WC backing onto a handy utility room.

First Floor

Upstairs offers three good size bedrooms and a family 4-piece bathroom.

Outside

The pretty pathway at the front gives access to an inviting front across a wide grass verge and brick paved front garden giving attractive frontage. To the rear a matured garden with a secluded patio area directly to the rear of the property is enclosed by fencing and leads to the main portion of the garden which is laid to law – perfect for lazy summer days or for the children to entertain themselves!

The Location

Castles Mead is within a thriving part of Boxmoor, Hemel Hempstead and offers ease of transport, access to a wide range of facilities and schools and plenty of nearby open space.

For those needed to commute, Hemel Hempstead railway station is a short distance from this house and offers regular train services in and out of London – while the M1 and M25 are also very close by, adding further opportunity for those needing to get out and about.

Education is well catered for including Boxmoor and South Hill primary schools and The Hemel Hempstead and Laureate Academy.

When it comes to getting out in the fresh air at the weekend or in the evenings, there is also plenty of open space with the nearby Blackbird Moor only a 2 minute walk from the property, plus various recreation areas, including Everyone Active sports centre, Cricket Clubs, a Children's Play ground & 5 good Pubs all within walking distance.

Without doubt this area is one of the most convenient in the country, explaining its high levels of desirability as an area of home ownership.

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. 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 should your offer be accepted. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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