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Temptation comes in many forms...



Hemel Hempstead

OFFERS IN EXCESS OF £375,000

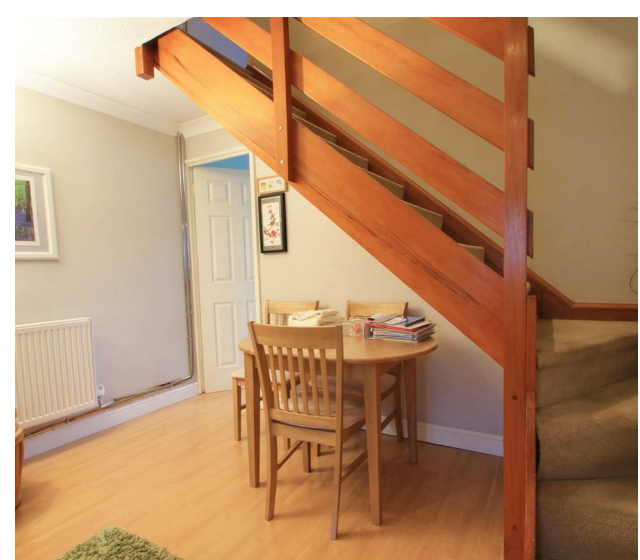


Hemel

OFFERS IN EXCESS OF

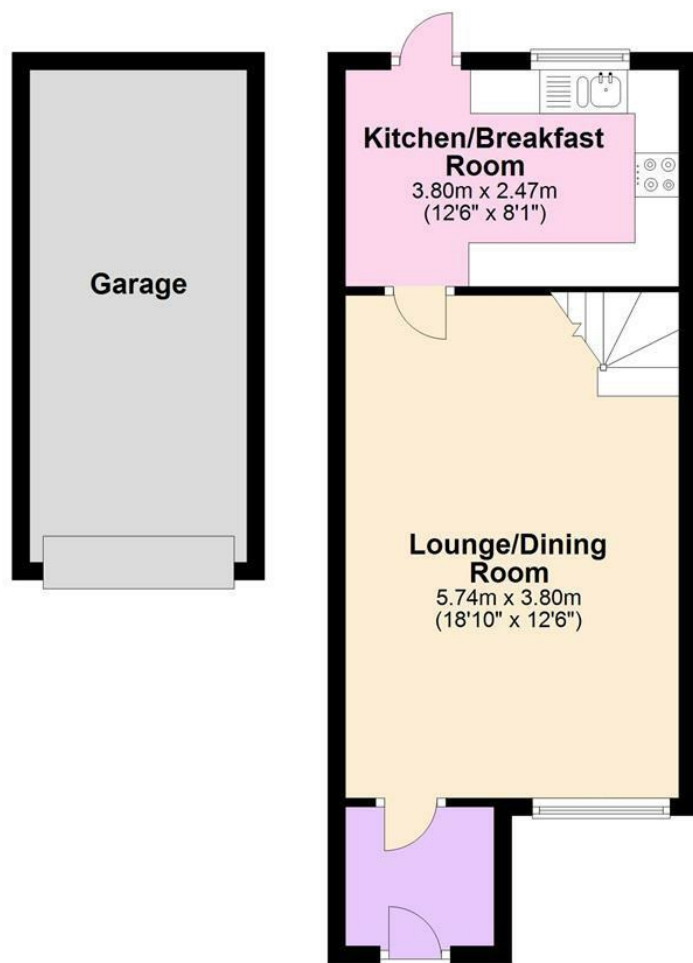
£375,000

Offered for sale for the first time in nearly 20 years is this wonderful two double bedroom home which benefits from a decent sized garden to the front, Westerly facing garden to the rear and useful garage in a block to the rear. Sold with no upper chain.

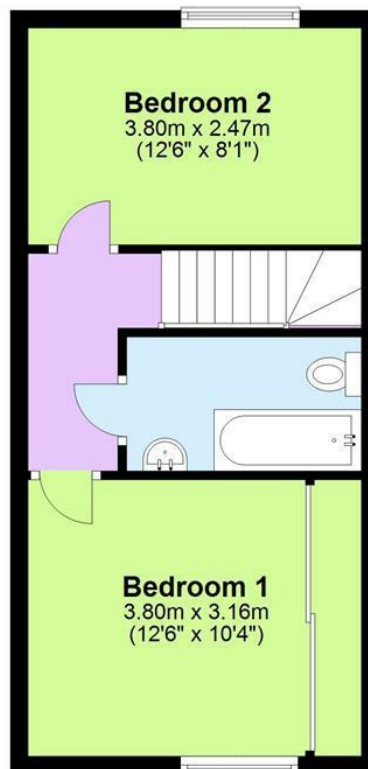


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Ground Floor
Approx. 48.4 sq. metres (520.9 sq. feet)

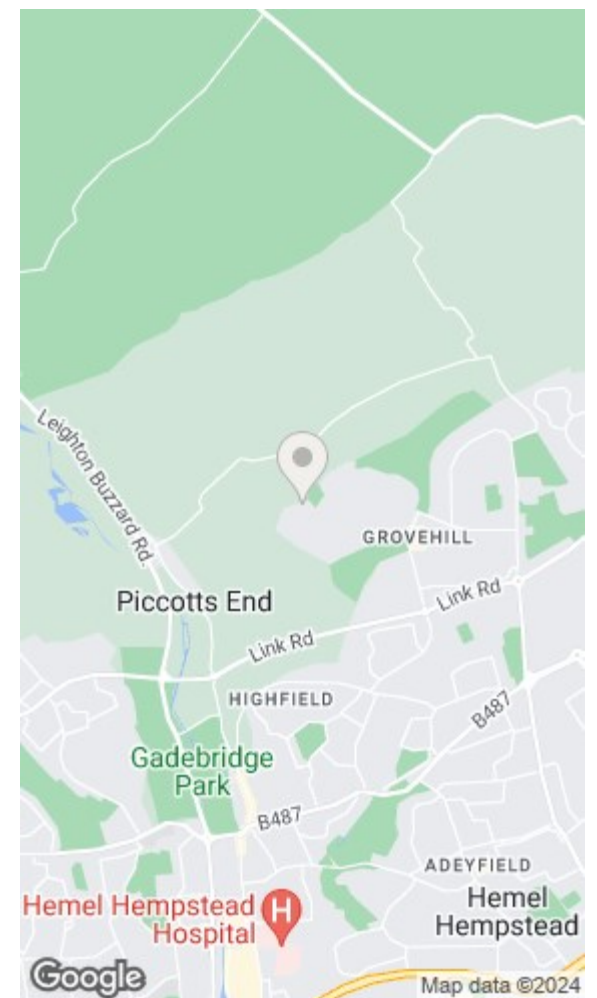


First Floor
Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.0 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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	
EU Directive 2002/91/EC	84	EU Directive 2002/91/EC	69
England & Wales		England & Wales	





A good size living/dining room, fitted kitchen with appliances and two double bedrooms.



Ground Floor

The property benefits from an entrance porch which has a door opening into the main reception room which has a window to the front aspect and has extra width oak effect stripped wood floorboards to the floor with stairs rising to the front door and plenty of space for both dining table and chairs and sofas. From here a door leads to the kitchen which has space for a breakfast table. Fitted with a range of oak effect base and eye level units with worktops over. There is a recessed sink unit, integrated oven with hob and extractor over and integrated fridge/freezer. Space and plumbing for automatic washing machine. Window to the rear and door opening to the rear garden.

First Floor

The first floor landing has doors opening to both double bedrooms and to the family bathroom which is fitted with a white three piece suite to include panelled bath unit with wall mounted electric shower unit over, low level wc and wash basin. The bathroom is tiled to all water sensitive areas. The principal bedroom is at the front of the property and boasts a whole range of fitted wardrobes with mirror fronted sliding doors and provides excellent hanging and storage space. The second double bedroom is positioned at the rear of the property and offers lovely elevated views over the garden and towards your garage.

Outside

There is unallocated, on-street parking to the front of the property with pathway leading to a good size front garden which is laid to lawn with pathway leading to the front door. The rear garden has a flagstone patio area directly to the rear of the house which leads to the rear boundary where a pedestrian gate opens to the rear and leads to the garage. The main part of the garden is laid to lawn with herbaceous border to the side and rear boundaries.

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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.

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.

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 such as Marks and Spencer and Pizza Express Restaurant.

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. Confirmation from our independently qualified mortgage advisor that you can borrow the amount you require for this purchase.
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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