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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 Hempstead

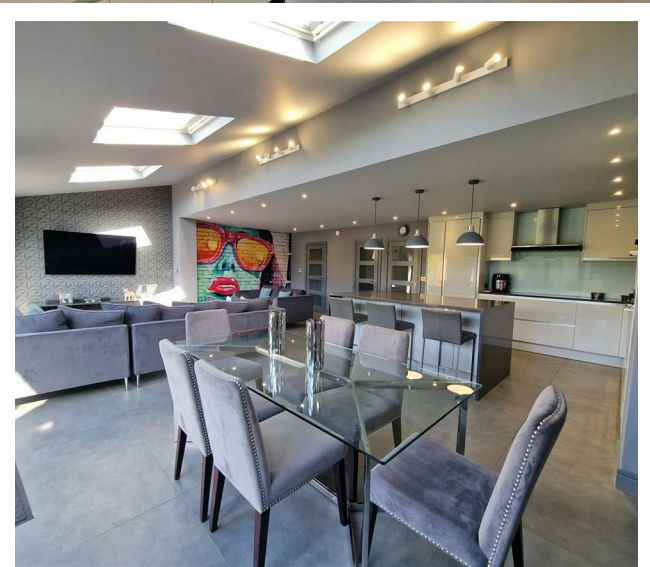
OFFERS IN THE REGION OF £800,000

# Hemel

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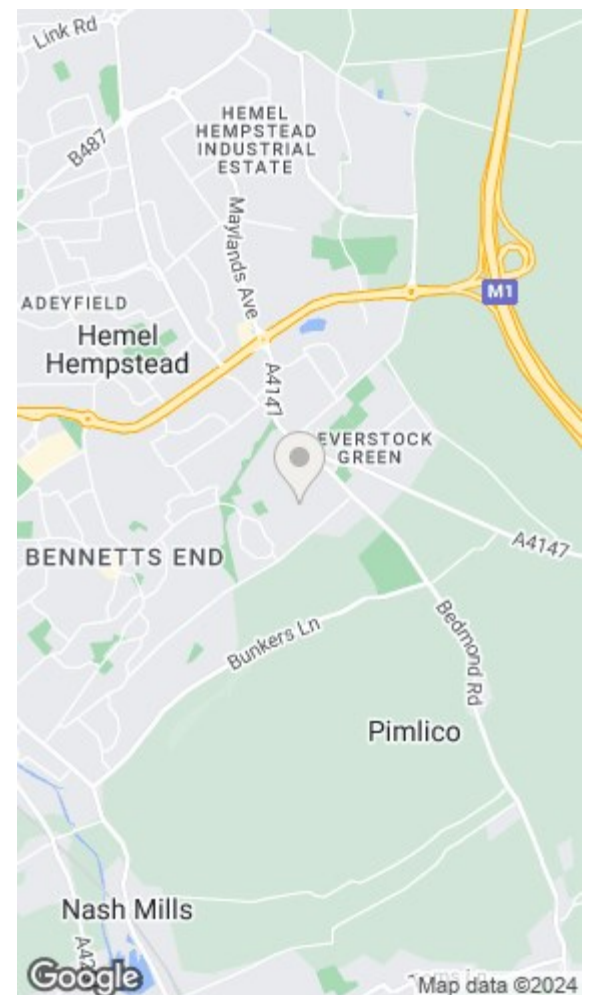
Approaching 2000 sq ft in size, a stunning extended four-bedroom semi-detached home located in the popular Leverstock Green village, which benefits a remarkable large open plan kitchen/dining/living room with bifold doors opening into the rear garden which has a detached cabin with shower room & kitchenette.



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Total area: approx. 178.8 sq. metres (1925.0 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(82 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	85	England & Wales
		69	EU Directive 2002/91/EC



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Well maintained by the current owners



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#### Ground Floor

A bright and spacious hallway has doors opening to all the downstairs accommodations and provides underfloor heating throughout. Located to the front of the property are the main Living room and study, both of which have a large bay windows. Facing out to the rear of the property is this stunning kitchen/dining room/lounge which in our opinion is the best feature of many that this property has to offer. The kitchen area has been fitted with a wide range of units to both base and eye level and is finished off with a quartz worktop. There are Melee integrated appliances that included a dishwasher, hob, extractor fan and double oven. A dining area is located just off the kitchen and has bifold doors opening out to the rear garden as does the lounge area. There is also the added benefit of a utility and downstairs WC which completes this wonderful open-plan concept.

#### First Floor

A landing area has doors opening to all four bedrooms and the family bathroom. Bedroom two faces out to the front of the property and is fitted with a double wardrobe. Bedrooms three and four also face out to the front. Bedroom one faces out to the rear of the property and benefits from having it's own ensuite shower room. There is a large airing cupboard located beside bedroom four and the four-piece family bathroom which includes a fitted bath, wash hand basin, shower cubicle and toilet.

#### Outside

Externally, there is a block paved driveway directly to the front of the property and a well-planned westerly-facing garden. Landscaped for low maintenance with two patio areas being separated by artificial grass in between. Additionally, there is an extensive and useful outhouse with power, light and heating in the rear garden which is currently being used as a playroom but could well be used as an office, gym or therapy room. There is also a workshop connected to the outhouse.

#### 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 Debenhams, Top Man and Pizza Express Restaurant.

#### Agents Information For Buyers

Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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