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Hemel Hempstead

PRICE GUIDE £850,000

Hemel

PRICE GUIDE

£850,000

Located in a lovely cul-de-sac position in the heart of Leverstock Green and offered to the market in absolutely first class decorative order with a flexible layout meaning it can be utilised as a five bedroom property if required with the centerpiece being the extensive open plan kitchen/dining/family room.



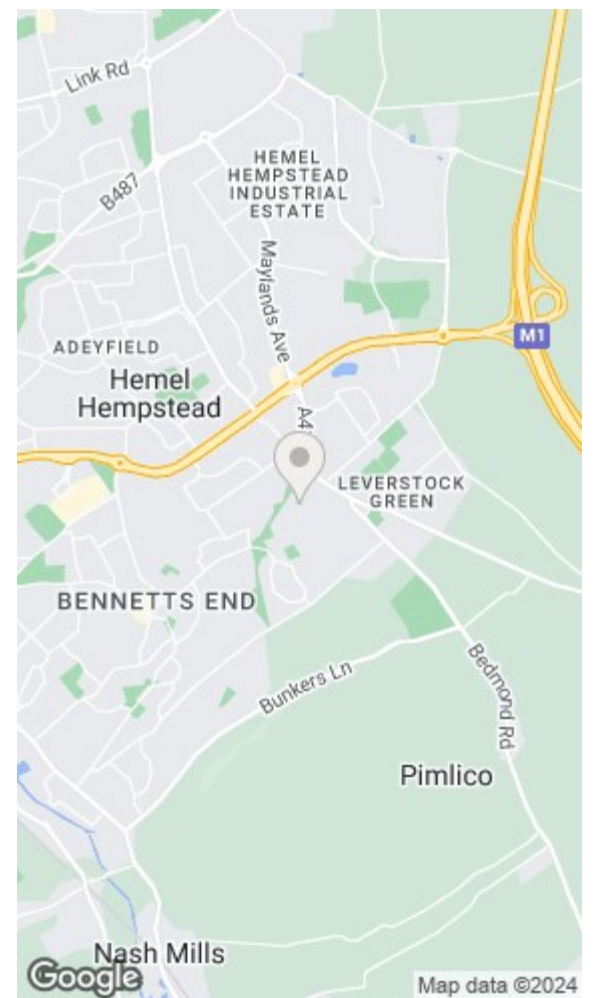
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Derwent Road, Leverstock Green, HP3

Approximate Area = 1650 sq ft / 153.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1150869



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	84		





A stunning and very flexible house with a wonderful open plan kitchen/dining/family room.



Ground Floor
An entrance porch opens directly to a wonderful reception hall. A door leads to the study which is ideally positioned overlooking the front of the property. There is a dedicated living room also overlooking the front of the property with a feature fireplace and an archway leading through to the magnificent open plan kitchen/dining/family room. The comprehensively fitted high gloss kitchen space has a range of integrated appliances and a central island breakfast bar area. There are a number of Velux windows and a bi-folding door opening to the glass garden room which overlooks the well tended rear gardens. Giving the property a maximum degree of flexibility there is also a ground floor shower room and a ground floor fourth bedroom with fitted wardrobes.

First Floor
The spacious landing area on the first floor has doors opening to all three well proportioned bedrooms and to the main family bathroom which is fitted with a white four piece suite to include a separate shower cubicle and a paneled bath with recessed waterproof television unit to enjoy whilst soaking in a bubble bath!

Outside
The front driveway has been laid to resin and provides parking for up to three cars. The rear garden is absolutely delightful with the garden room sliding doors bringing the outside inside and vice versa. A patio area to one side has a pathway leading to the rear corner boundary where there is a timber framed garden shed. There are raised borders to both side aspects and there is fencing enclosing the garden.

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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.

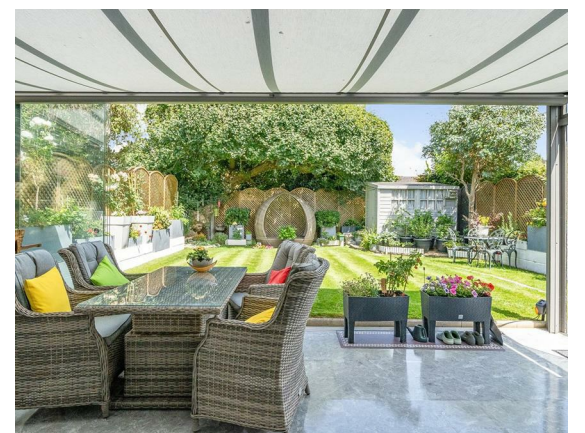
The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains.

Agents Information
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:
1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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