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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

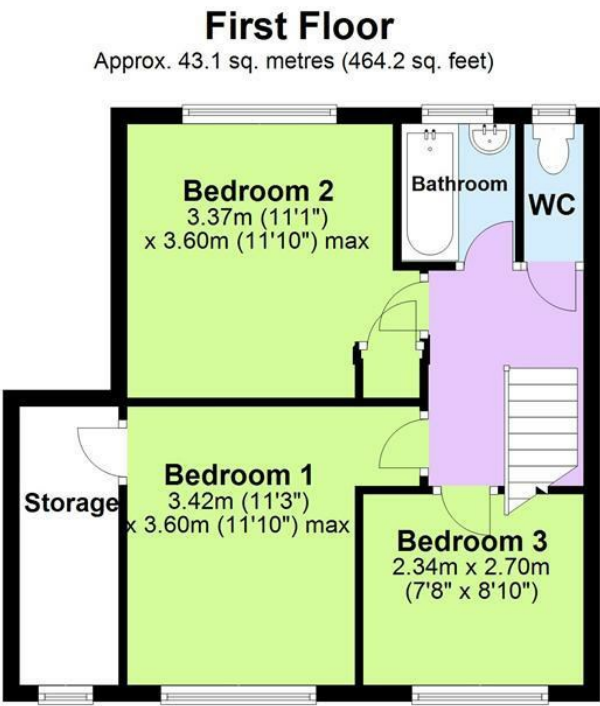
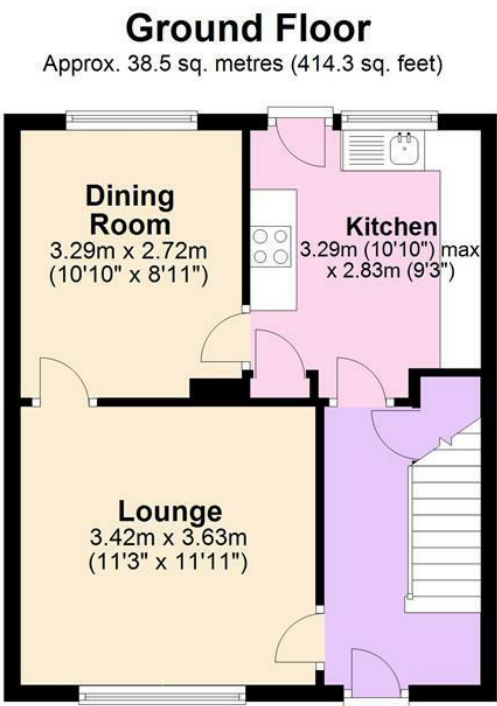
OFFERS IN EXCESS OF

£375,000

Available with no upper chain and located in a peaceful residential road in the Corner Hall area of Hemel Hempstead which is close to the town centre and ideally placed for easy access to the M1. The property is offered in good decorative order to include a living room, separate dining room and refitted kitchen to the ground floor. The first floor offers three well proportioned bedrooms and a neatly fitted family bathroom. One benefit of the house is the rear garden which is approximately 70ft in length and mainly laid to lawn. There is also the use of two outbuildings for storage.

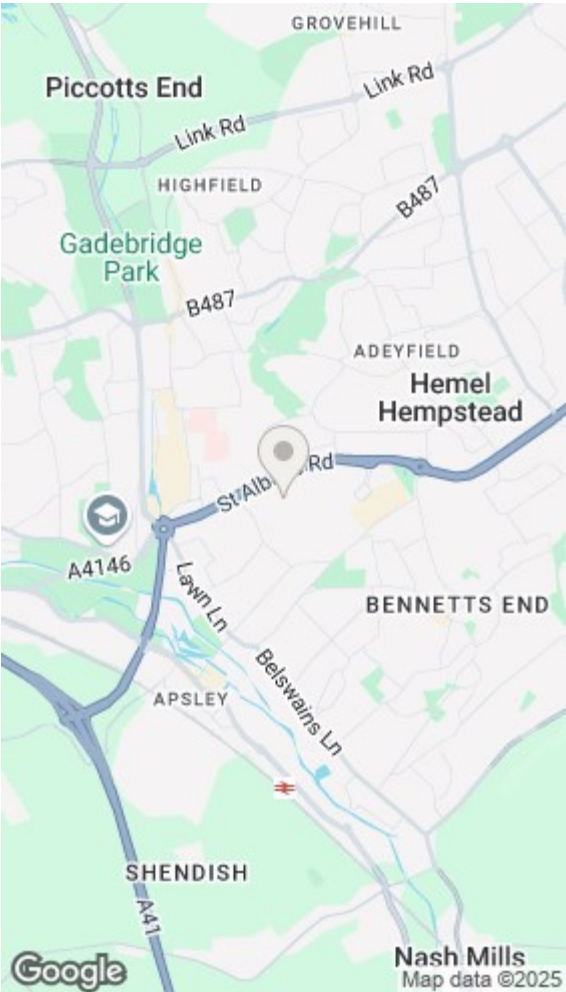


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Total area: approx. 81.6 sq. metres (878.5 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

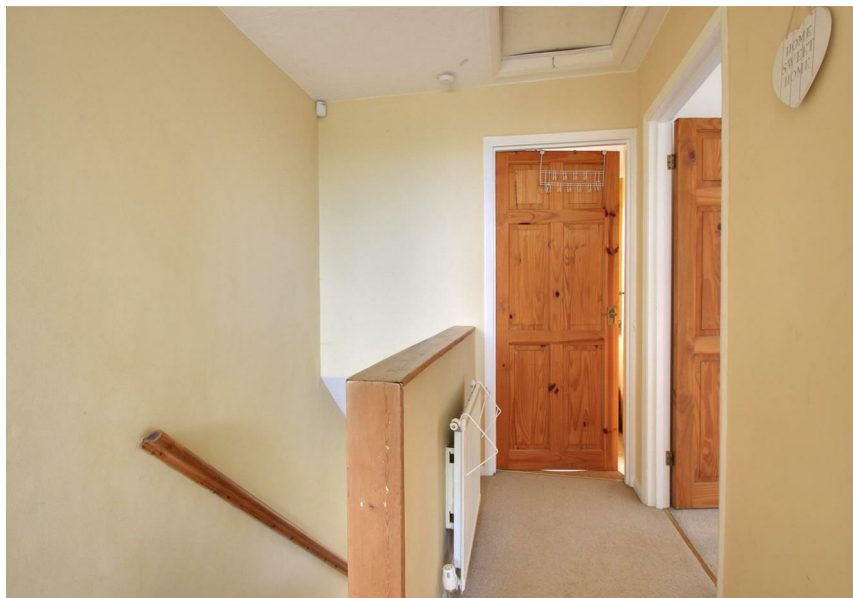


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Offered for sale with
no upper chain and
positioned in a sought
after location.



The Accommodation
Upon entering the property, you are greeted by a spacious hallway with direct access to either the lounge or the kitchen. Starting with the well-appointed kitchen, it offers ample worktop space and is fully equipped with appliances, including a washing machine, fridge freezer, dishwasher, and electric oven/hob. There is also access to the private rear garden through the kitchen. Moving through, you enter the dining room, which is connected to the lounge via an archway. From the entrance hallway, you can then access the first floor of the property, which features three well-proportioned bedrooms. The main bedroom has the unique feature of a separate door leading to a walk-in wardrobe. The main bathroom facilities are also located on the first floor, with a separate WC, a shower over the bath, and a wash basin.

Outside
To the rear of the property you have access to the private garden, which is approximately 70ft. Which is paved from the rear door and then mainly laid to lawn.

To the front of the property you have ample parking on street, and there is potential to create a driveway, much like some of the neighbours (subject to planning permission).

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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. 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 and a 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. 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. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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