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Temptation comes in many forms...



Hemel Hempstead

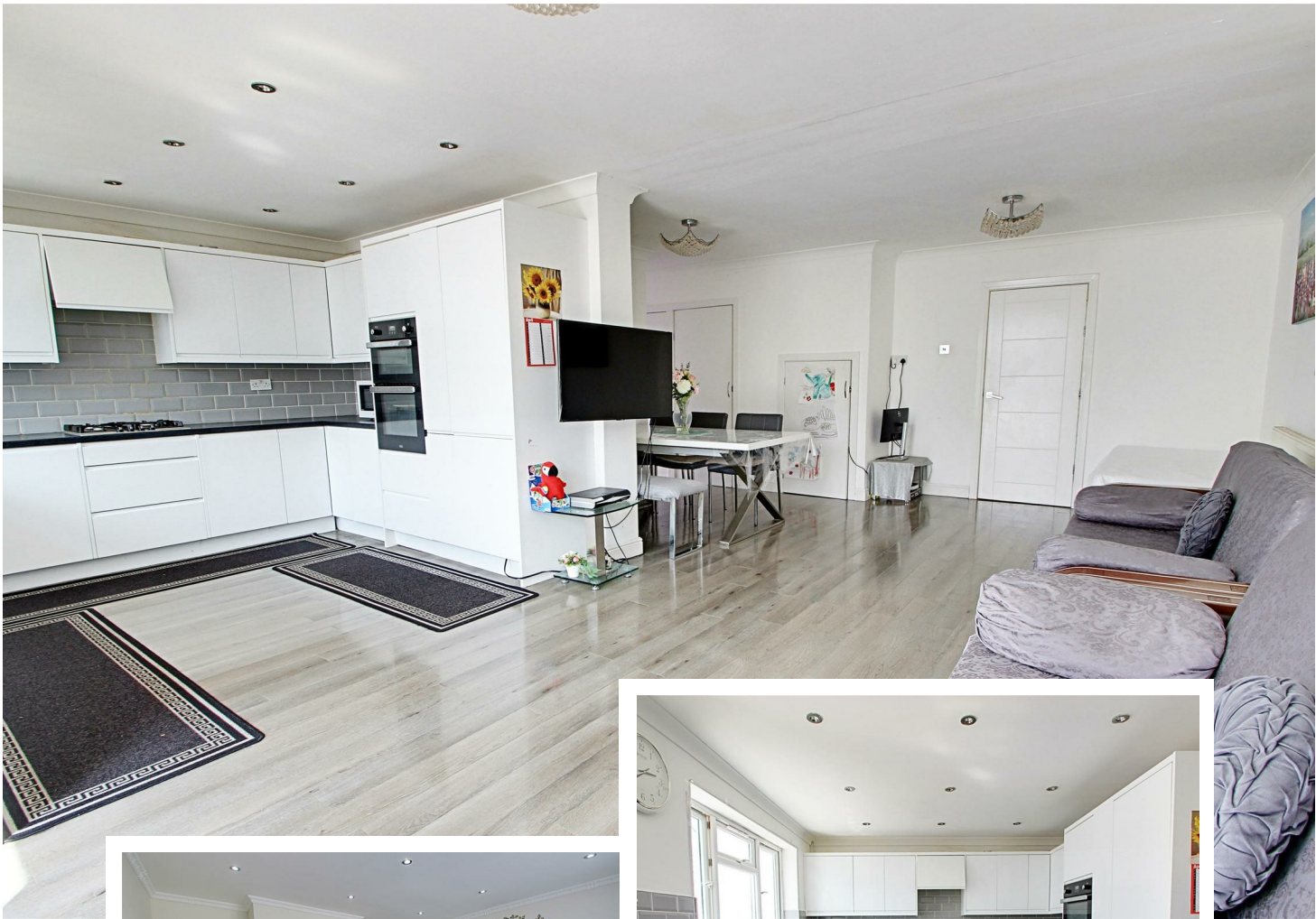
GUIDE PRICE £625,000

Hemel

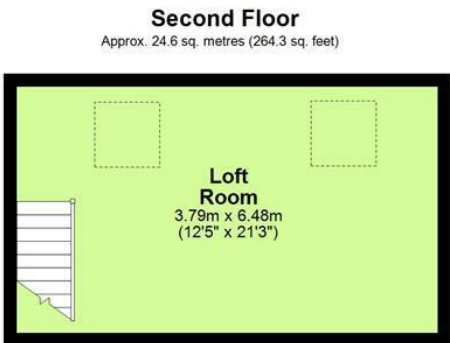
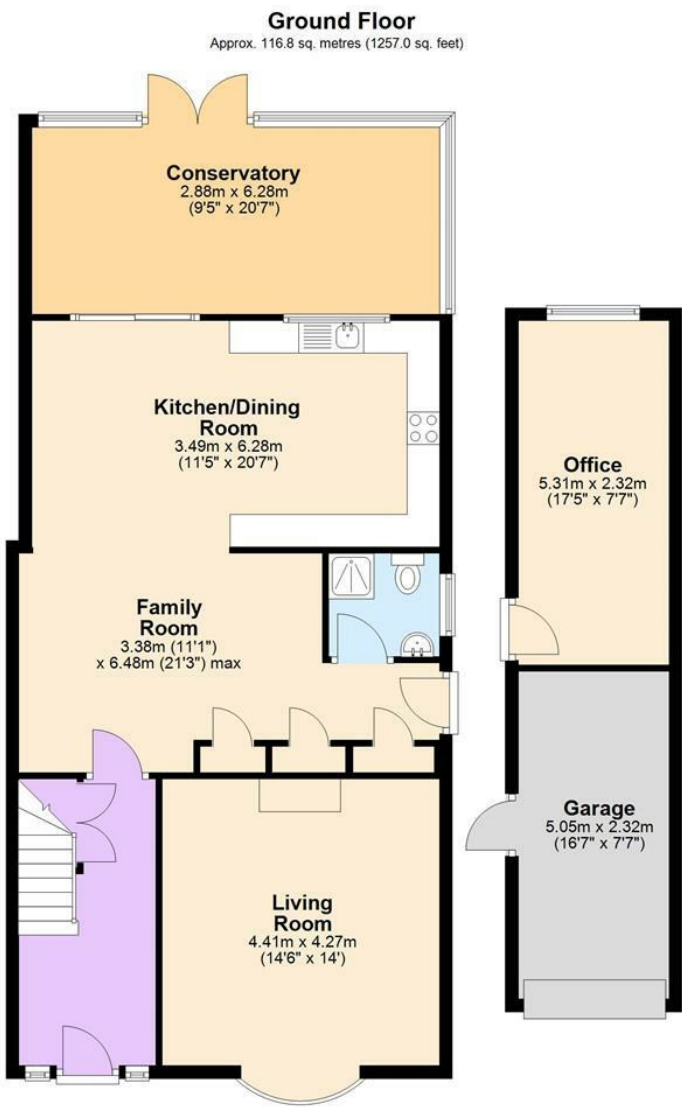
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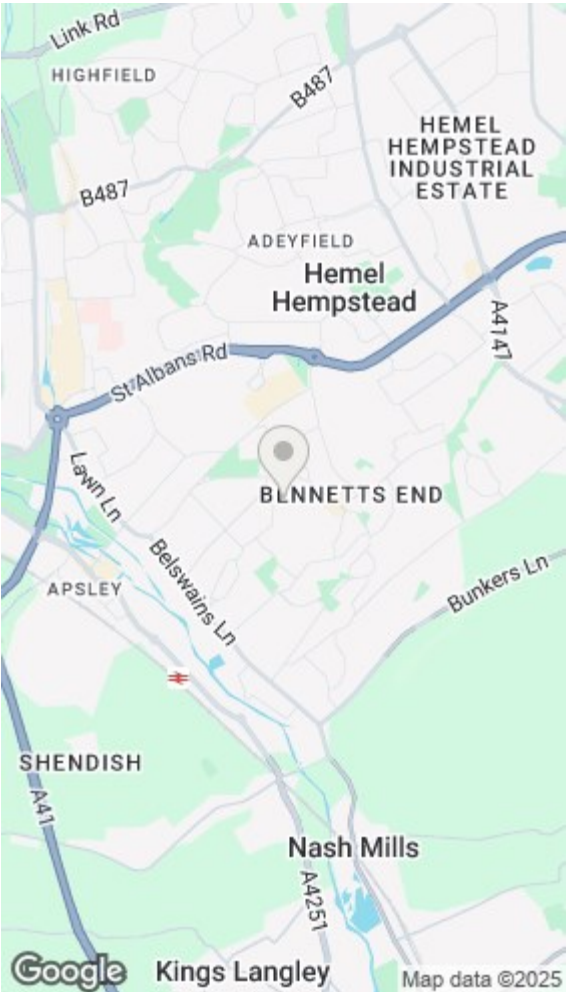
Sterling are delighted to have been instructed to sell this exceptionally spacious four bedroom family home in Hemel Hempstead. Offering over 2000sq ft of accommodation and with potential to expand further (STPP), this property offers flexible and modern living. Situated at the end of a cul-de-sac and with public green space on the doorstep this home offers quiet and peaceful living whilst being close to all local amenities and schooling. An internal inspection is vital to fully appreciate the space on offer.



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Total area: approx. 192.4 sq. metres (2071.4 sq. feet)



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	76	(92 plus) A	86		
(81-91) B		(81-91) B			
(69-80) C	76	(69-80) C			
(55-68) D		(55-68) D			
(39-54) E	76	(39-54) E			
(21-28) F		(21-28) F			
(1-20) G	76	(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			





Situated at the end of a quiet cul-de-sac and offering over 2000sq ft of accommodation is this flexible, four bedroom family home.



Ground Floor

On entering the property you find yourself in a spacious entrance hall with stairs rising to the first floor with a storage cupboard underneath, and doors opening to the Living Room and the Kitchen/Dining/Family Room. The Living Room is a well proportioned room with a window to the front elevation. The Kitchen/Dining/Family Room is an exceptionally generous space with the kitchen area being fully fitted with a range of base and eye level units with integrated appliances. The dining and family areas benefit from integrated storage and lead to the fully fitted downstairs shower room. A courtesy door opens to the side access and sliding patio doors open to the conservatory which runs the full width of the property and, in turn, leads to the rear garden.

First Floor

Climbing the stairs leads to a landing with doors providing access to all four bedrooms and the family bathroom. Three of the bedrooms are well sized doubles with the master benefiting from built-in wardrobes. The fourth bedroom is a generous single, ideal for a nursery or home office. The family bathroom is fitted with a white three-piece suite. From the second bedroom a door opens to a staircase rising to the loft room which is currently used as storage, but would easily be converted to a full loft conversion (STPP).

Outside

A driveway provides parking for three vehicles and gives access to both the front door and the single garage which is accessed via an 'up-and-over' door. Gated side access gives access to the rear garden. The garage is a standard single with a courtesy door to the side access. To the rear of the garage is a useful space which would make a superb home office/workshop/studio. The rear garden is exceptionally private, laid mostly to lawn and surrounded by mature trees and hedging.

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 Marlows indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains and a Pizza Express Restaurant.

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Transport Links

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.

Education

The property benefits from having a number of local primary schools within less than one mile, and for senior pupils, both Hemel Hempstead School and Longdean School are just over a mile away. Both have sixth form facilities. Abbot's Hill School is a local independent school for girls aged three to seventeen years, while Chesham Prep & Berkhamsted Independent Schools for boys and girls are only a short drive.

Agent's 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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