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# Temptation comes in many forms...



Hemel Hempstead

PRICE GUIDE £835,000

Hemel

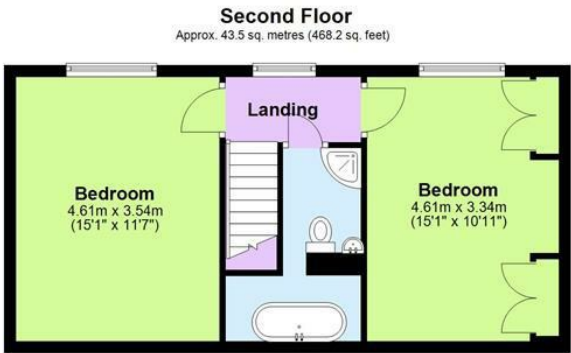
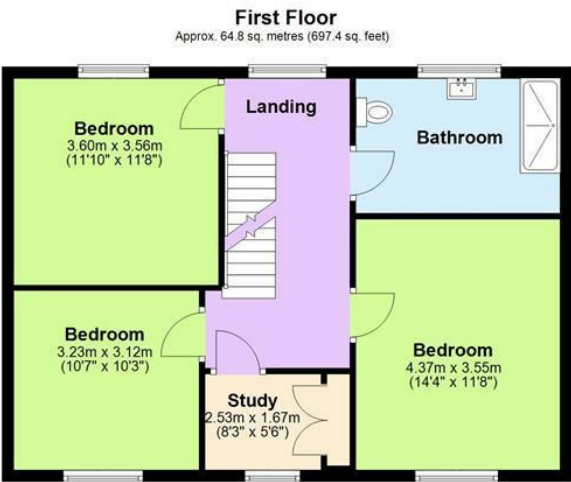
PRICE GUIDE

£835,000

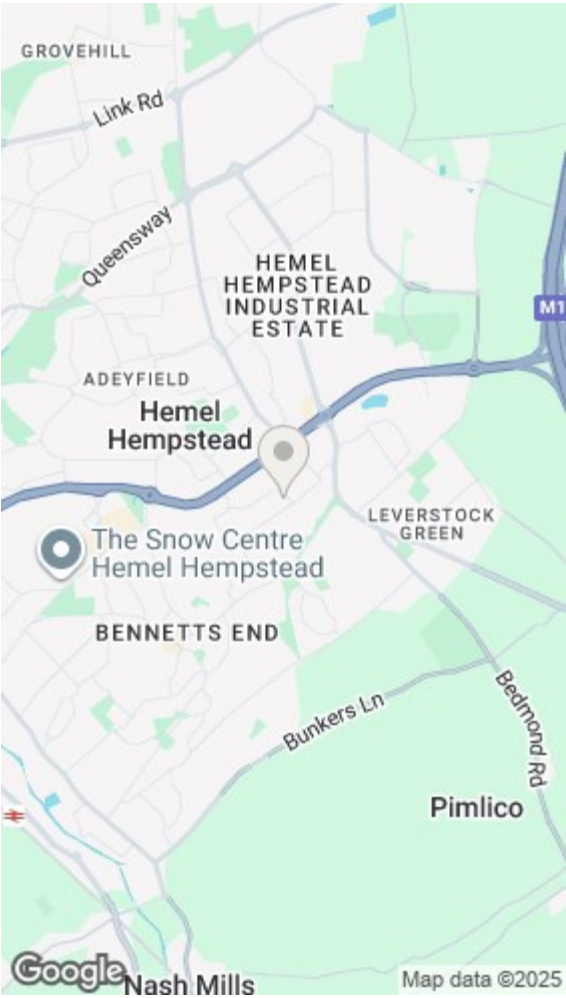
Approaching 2,500 sq ft in size and position on an exceptionally sought after residential road. An extremely flexible property with five double bedrooms and two bathrooms. The centrepiece of this wonderful family home is the 30ft open plan kitchen/dining/living room which is complemented by a separate utility and two further reception rooms.



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Total area: approx. 230.9 sq. metres (2485.6 sq. feet)



| 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 | 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



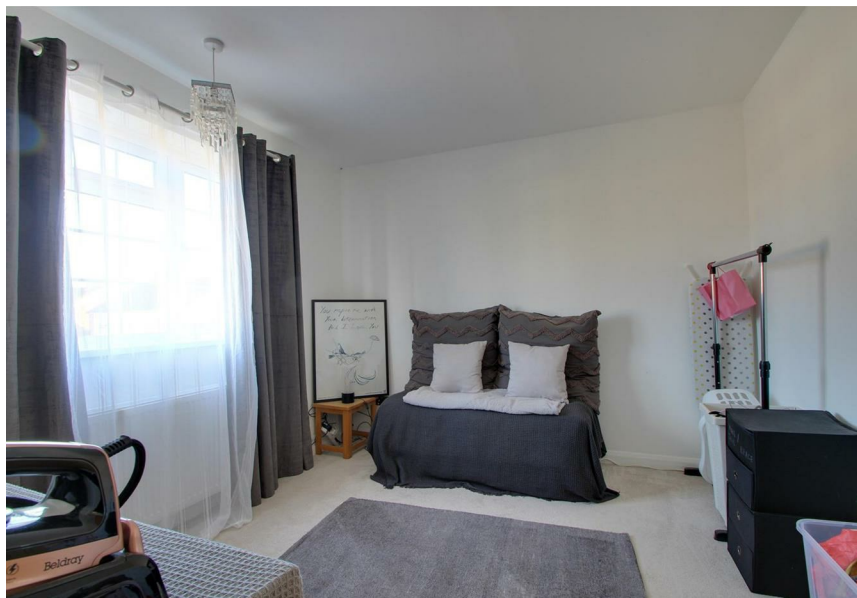
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A rare chance to purchase a stunning and mature family home with a really good size garden and wonderful open plan kitchen/dining/family room.



#### Ground Floor

The front door opens to a spacious entrance hall where stairs rise to the first floor and doors to the left hand side open to a useful family room and to a utility room which in turn has a door opening to the ground floor cloakroom. To the left a door opens to a dedicated dining room which has an opening directly to the magnificent kitchen/dining/family room which has a large roof lantern and two sets of bi-folding doors opening to the rear garden. The kitchen area has been fitted with a comprehensive range of base and eye level units with central island to compliment them further.

#### First Floor

A spacious landing area has a second set of stairs rising to the first floor and a door opening to the family bathroom which has a double width walk in shower cubicle, wc and wash basin. All three bedrooms on this floor are exceptional doubles in size and the dedicated home office is positioned at this level and overlooking the front.

#### Second Floor

Currently the owners have this level set up as a complete principal bedroom suite using one of the double bedrooms as a dressing room. There is a luxuriously appointed ensuite bath with Velux window to the front and boasting both a shower cubicle and freestanding bath. Both of the bedrooms at this level has elevated views over the garden and beyond.

#### Outside

There is a good size hardstanding driveway to the front with pedestrian gate opening to the rear garden which has a very generous sandstone patio directly to the rear of the house leading to the main garden space which is laid to lawn and fully enclosed by fencing.

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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 and restaurants to include Pizza Express.

#### 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 should an offer be successful. 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 and proof of funds.

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