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Temptation comes in many forms...



Apsley
ASKING PRICE £750,000

Apsley

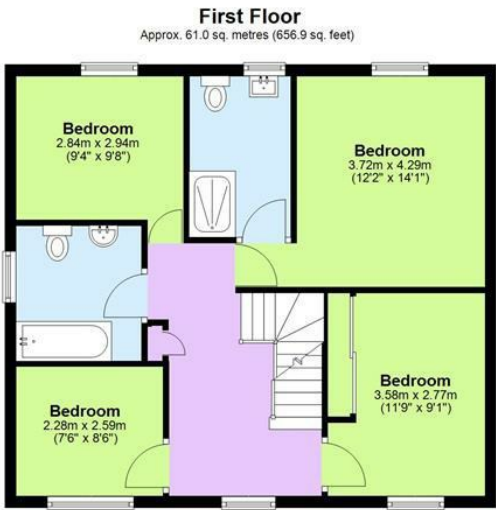
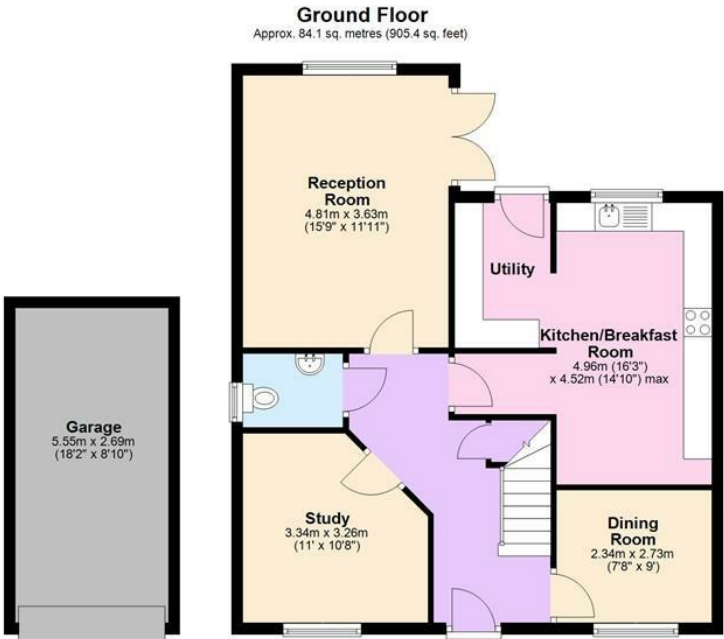
ASKING PRICE

£750,000

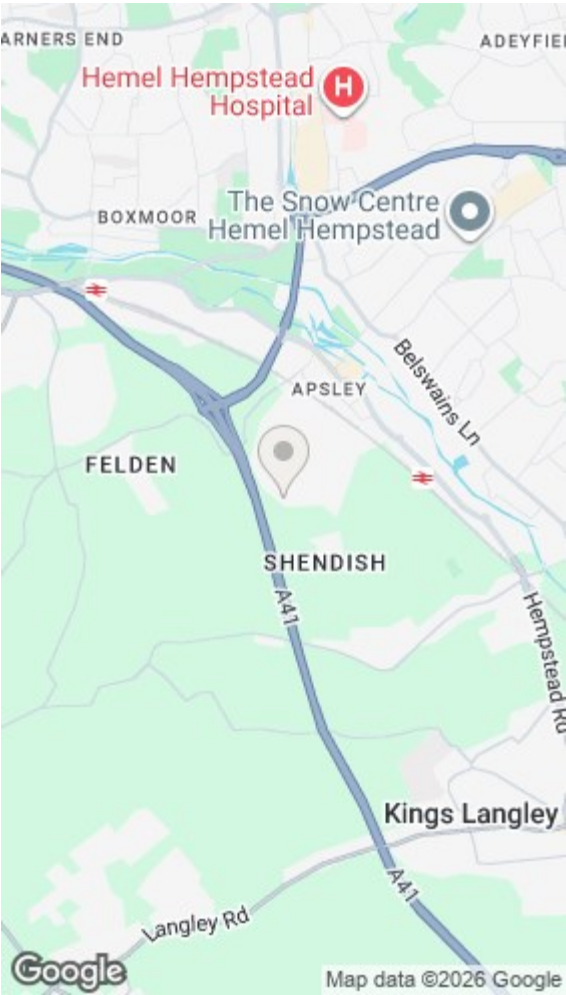
This stunning six-bedroom semi-detached family home boasts a private garage and off street parking, perfectly positioned in a highly desirable cul-de-sac. The property enjoys scenic, uninterrupted views over Aspen Park, with beautifully arranged living space spread across three floors.



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Total area: approx. 180.2 sq. metres (1939.5 sq. feet)



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	





In excess of 1900 sq ft in size and positioned in a favourable location within this sought after development.



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Ground floor
The front door opens to a spacious entrance hall which has stairs rising to the first floor landing with cupboard under. A principal reception room leads to the garden via French windows. A good sized kitchen/diner with a range of wall and base units with integrated appliances leads to a utility room. To the front of the property are a study and dining room with views over Aspen Park.

First floor
Moving to the first floor the landing has stairs rising to the second floor and doors opening to four bedrooms, the largest of which has a convenient shower room. A spacious family bathroom comprises of a contemporary bath, shower cubicle and wash hand basin.

Second floor
The landing at the second floor opens to a further two double bedrooms. A luxurioulsy appointed showerservices these two bedrooms.

Outside
A driveway leads to a single garage with metal up and over door. The garden is accessed via both the reception room and utility room is mainly laid to lawn with a patio area.

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 northwest 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.

Distance to Stations
Apsley Train Station (0.9 Miles)
Hemel Hempstead Station (1.6 Miles)
Kings Langley Station (3.3 Miles)
Berkhamsted Station (5.3 Miles)

Distance to Schools
Two Waters Primary School (0.3 Miles)
Nash Mills C of E Primary School (1.4 Miles)
Tudor Primary School (1.5 Miles)
The Hemel Hempstead School (1.6 Miles)
Belswains Primary School (1.6 Miles)
Abbot's Hill School (1.7 Miles)

Apsley - on your doorstep
The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. Two Waters Primary School which is very sought after is conveniently nearby, and the station is just a short walk away. Apsley Marina is a charming area, offering a great selection of coffee shops and delightful restaurants. The Victorian shops that arose when it was a mill town now house news agents, public houses, restaurants and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices.

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 accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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