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Temptation comes in many forms...



Hemel Hempstead

GUIDE PRICE £500,000

Hemel

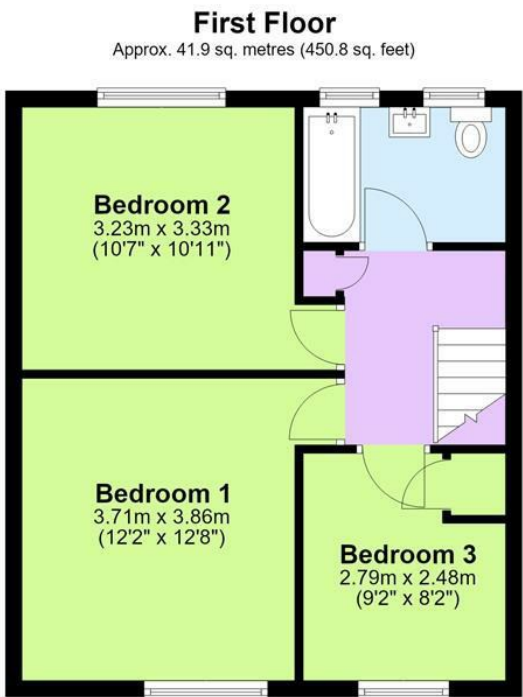
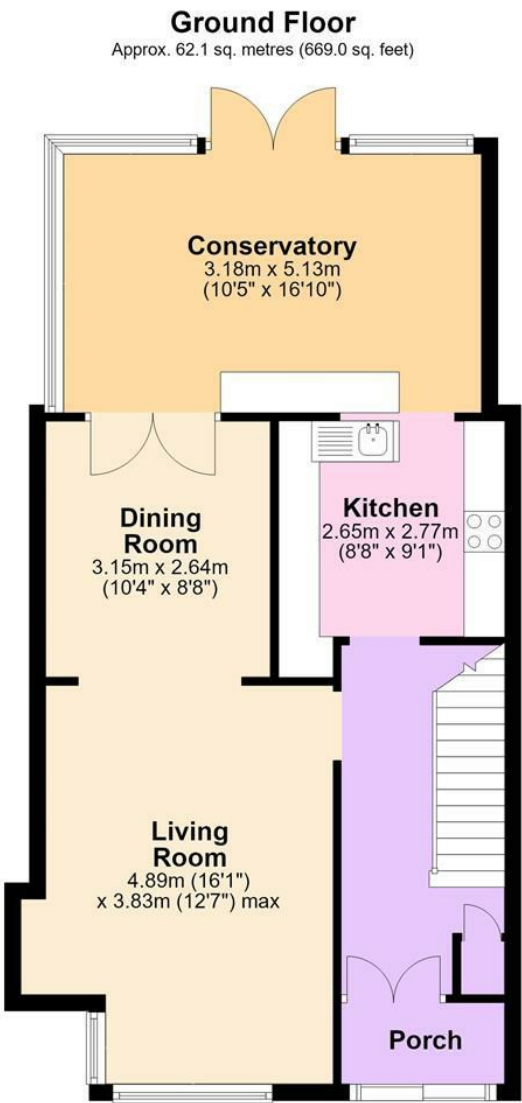
GUIDE PRICE

£500,000

An opportunity to acquire a spacious three-bedroom semi-detached family home, complete with a garage, driveway, and an exceptionally generous rear garden. Already featuring a bright conservatory, this property offers great potential to extend and add value. Subject to planning consent, the substantial plot provides many possibilities, including extending over the garage or creating a large rear extension into the expansive garden.



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Total area: approx. 104.0 sq. metres (1119.8 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		(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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A well maintained three bedroom semi detached property with superb scope to extend (STPP).



Ground Floor
The ground floor is accessed via a welcoming entrance porch that opens into a generous hallway. From here, you are led into a bright and spacious reception room, interconnecting to a dining room. This flows directly into a sunny conservatory, which is also accessible from the separate kitchen. This bright conservatory leads directly to the garden via French windows, opening out onto a beautifully positioned and secluded garden.

First Floor
The first floor comprises a landing with loft access, three bedrooms—including two generous doubles—and a generous sized bathroom. The spacious layout upstairs perfectly complements the ground floor, making this an ideal long-term family home.

Outside
The back garden is an exceptional size, and amongst the largest in the street. Mainly laid to lawn, with a variety of trees and shrubs.

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 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.

Agent's information for buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI

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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 and you understand this is non refundable in any event.



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