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# Hertfordshire

OFFERS IN EXCESS OF £325,000


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# Hertfordshire

OFFERS IN EXCESS OF

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Offered for sale is this absolutely immaculate two double bedroom home situated in this picturesque location overlooking playing fields within Gadebridge. Accommodation comprises entrance hallway, living room, stunning refitted kitchen/dining room with separate utility room, two double bedrooms and a refitted bathroom. Gardens to front and rear and sold with no upper chain.

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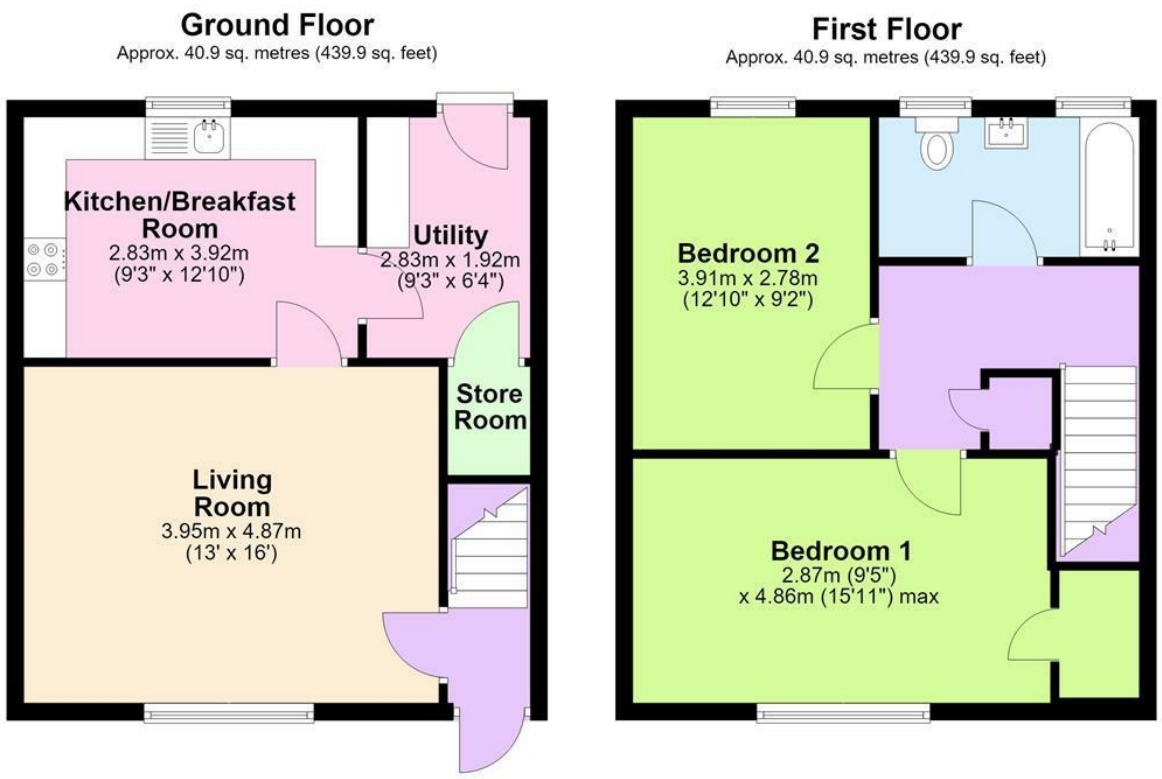

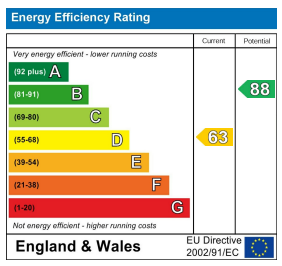


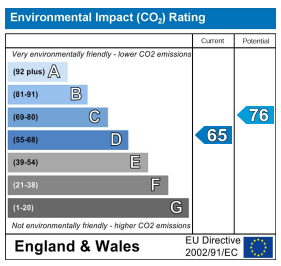


Total area: approx. 81.7 sq. metres (879.8 sq. feet)

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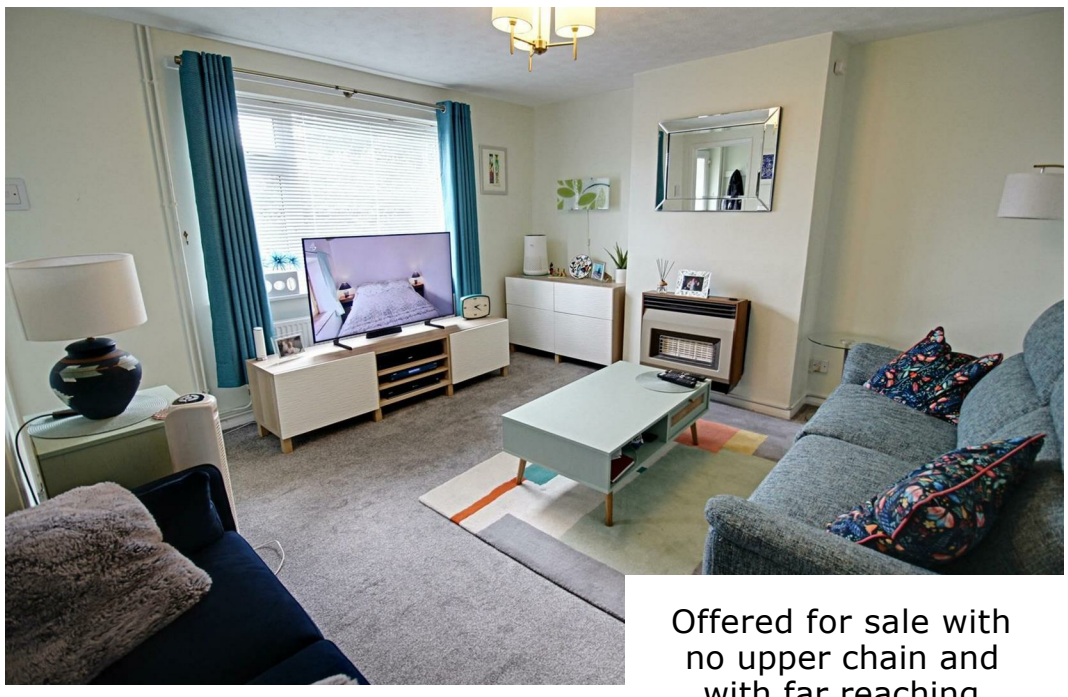

Offered for sale with no upper chain and with far reaching views over Gadebridge playing fields.

Ground Floor
The front door opens to an entrance hallway which has stairs rising to the first floor landing and leading directly to the living room which has a window to the front and a door opening to a good size, 'eat-in' kitchen/diner. Fitted with a range of Oak effect base and eye level units with work top over and several drawers under. There is a stainless steel fronted oven with gas hob and extractor over and an integrated dishwasher. From here a door leads to a useful utility room which has a door opening to the rear garden.

First Floor
The first floor landing has doors opening to both double bedrooms, a door to the family bathroom and a hatch opening to the expansive attic space. The main bedroom is positioned at the front of the property with wonderful and far reaching views over Gadebridge playing fields while the second bedroom overlooks the rear garden. The family bathroom is fitted with a white three piece suite with two frosted windows to the rear.

Outside
To the front of the property is a generous front garden providing a set back position which is mainly laid to lawn with low level hedging to the front and one side boundary and a low level picket fence to the third boundary. A pathway leads to the front door. Directly to the rear of the house is a hard standing patio area which has a pathway leading to the rear boundary where pedestrian gated access leads to the unallocated parking area. The main portion of the garden is laid to lawn while being enclosed by a range of fencing.

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.

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.

Agents 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 to enhance our photography.
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 and you understand this is non refundable in any event.