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Temptation comes in many forms...



Hemel Hempstead

OFFERS IN EXCESS OF £550,000

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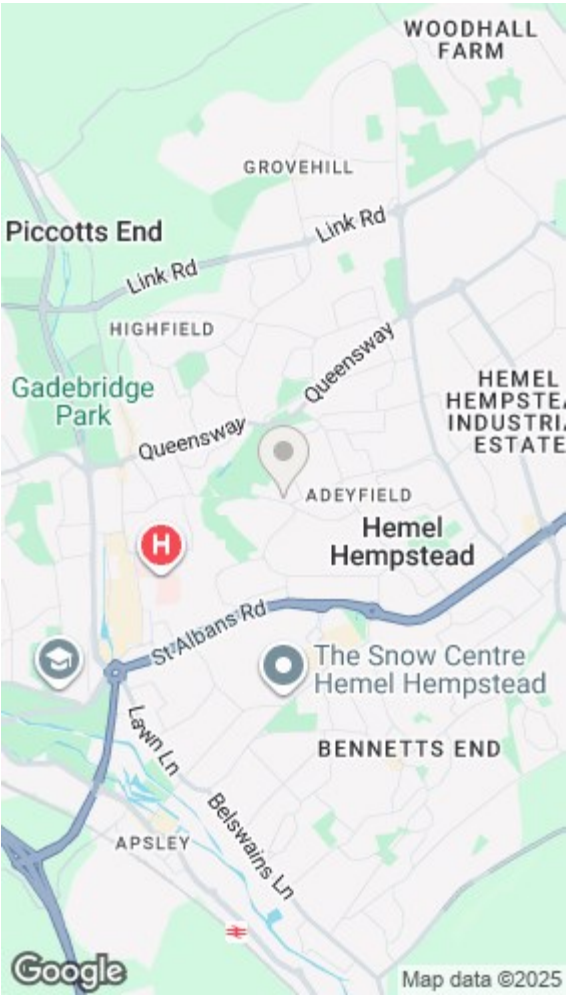
Offered to the market having been owned by the same family since it was built in the 1930's and now ready for new owners with exceptional potential to make their own. With houses in this location rarely coming to market this three bedroom semi-detached home offers flexible accommodation with great potential to extend (STNP). The rear garden is an undoubted feature of this property extending over 150ft in length. An inspection is highly recommended to fully appreciate the size and potential on offer.



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Total area: approx. 136.7 sq. metres (1470.9 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	





A rarely available
three bedroom family
home situated in the
heart of Hemel
Hempstead.



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Ground Floor
On entering the property you stand in a generous hallway with stairs rising to the first floor and doors opening to the kitchen, dining room and WC. The dining room is a well proportioned room with good ceiling height and a bay window. The dining room is open-plan with the living room - another well proportioned room with doors opening to the rear garden. The WC is fitted with a white two-piece suite. The kitchen is galley style and has been fitted with a range of base and eye level units and opens to the breakfast room from where the rear garden and utility room are accessible. The utility room opens to the study, another well proportioned room with sliding doors opening to the rear garden. Also accessed from the utility room is the internal courtyard, a useful covered storage space from where you can access the garage.

First Floor
Ascending the stairs you pass three feature stained glass windows which flood the hallway and landing with natural light. From the landing all three bedrooms are accessible with bedrooms one and two being generous doubles and the third being a well sized single. The bathroom is fitted with a white four piece suite comprising low level WC, wash hand basin, bath and shower cubicle.

Outside
To the front of the property is a driveway providing parking for three vehicles. The rear garden is a real feature of this property extending to well over 150ft in length. The majority of the garden is laid to lawn with a patio area to the rear of the property. There is a greenhouse and a large timber shed and the garden is surrounded by mature trees and bushes providing an exceptional degree of privacy.

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 Marlow's indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains and a Pizza Express Restaurant. Adeyfield was the first planned neighbourhood to be built in the postwar new town expansion of Hemel Hempstead. Adeyfield has a village centre, known as the Queen's Square. There are many different convenience stores in the square, most notably the Co-operative Supermarket, and two branches of Lloyd's Pharmacy. The square was named after the visit paid by The Queen in 1952 when she laid the foundation stone for the Church of St Barnabas. Adeyfield is home to The Adeyfield Academy, the major secondary school in the area and two primary schools.

Travel 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 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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