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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...

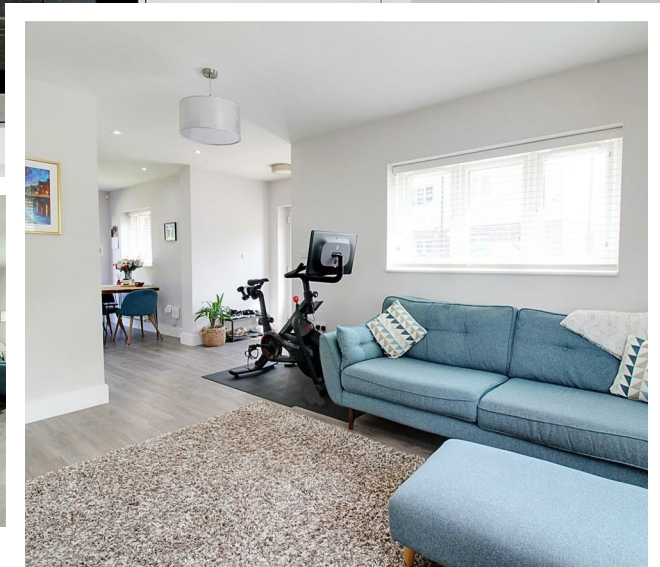


Hemel

OFFERS IN EXCESS OF

£425,000

A rare chance to purchase a fully detached, double fronted, nearly new property which is offered for sale in excellent decorative order and with complete upper chain. Boasting open plan kitchen/dining room with French doors to the garden, two very generous bedrooms & luxuriously appointed bathroom. Fully enclosed private garden and private parking.



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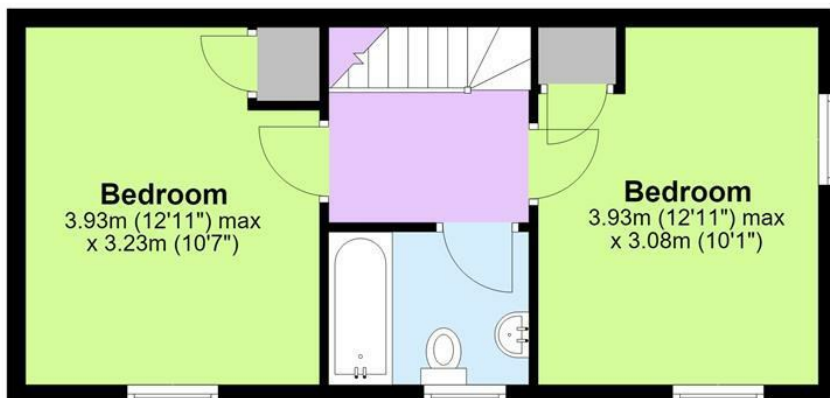
Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)

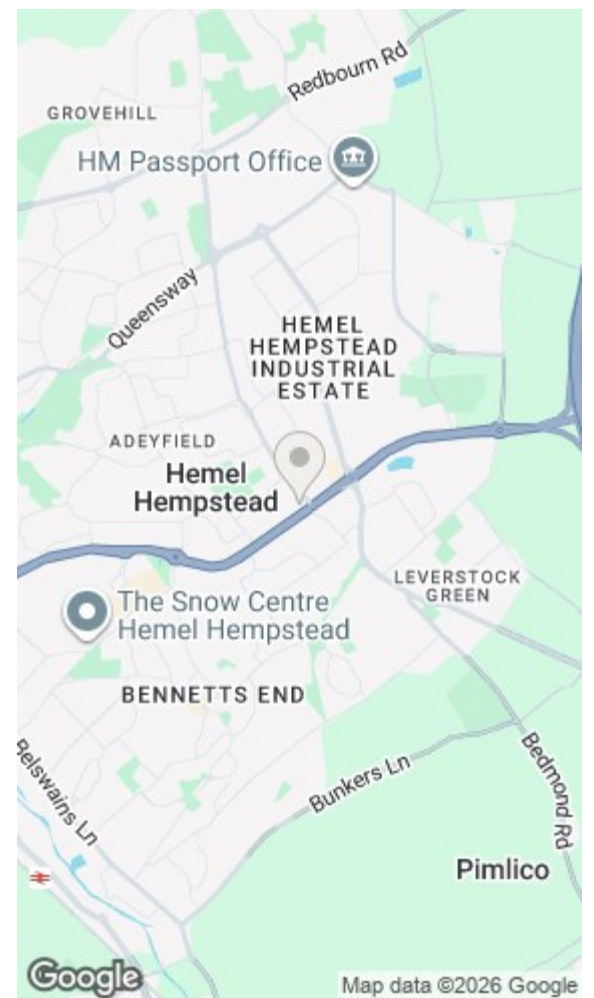


First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



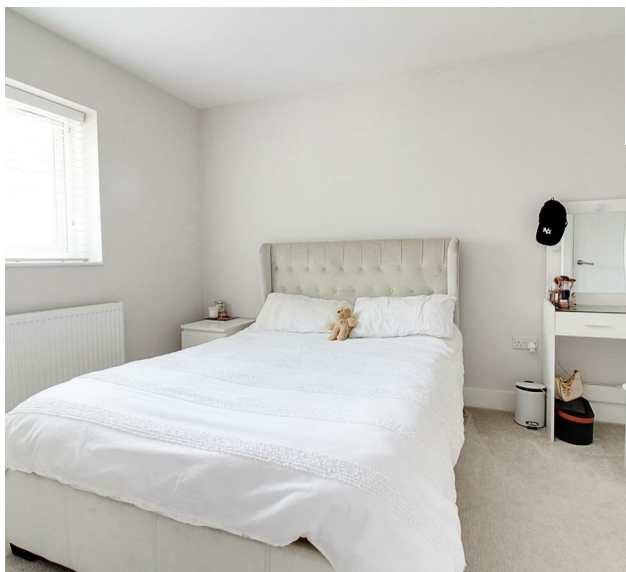
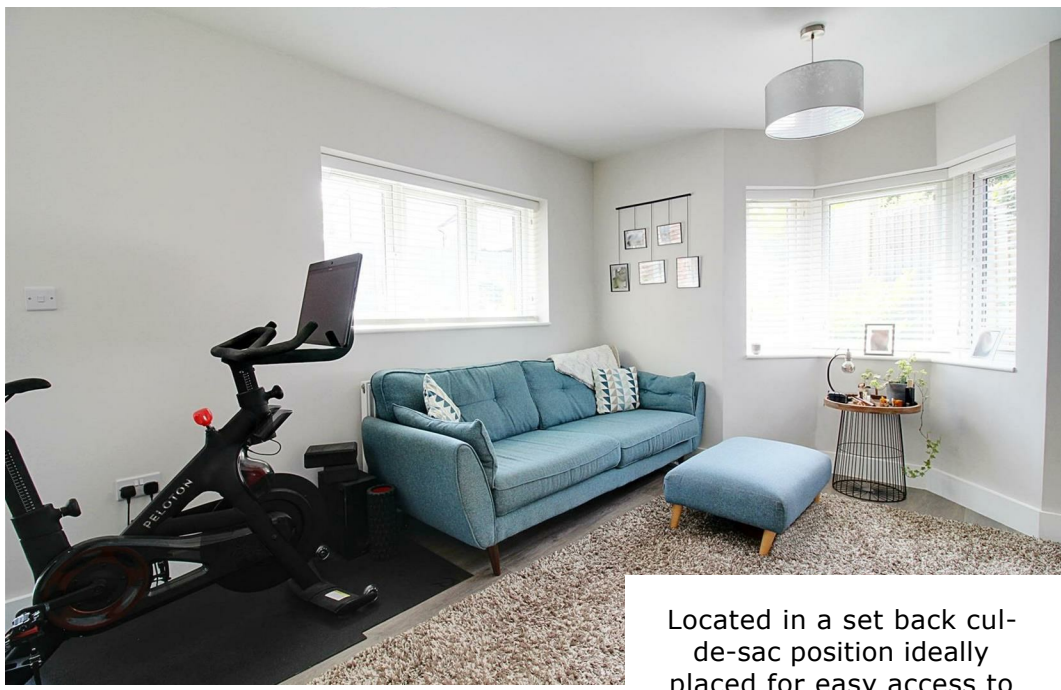
Total area: approx. 69.6 sq. metres (749.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	96		

England & Wales EU Directive 2002/91/EC





Located in a set back cul-de-sac position ideally placed for easy access to the M1 motorway network and Maylands industrial area.



Ground Floor

The open plan entrance lobby has a door directly ahead opening to a useful ground floor cloakroom. At the rear of the ground floor there is a generously proportioned open plan kitchen/ dining room which has French doors opening to the patio area of the garden making it ideally placed for summertime entertaining. The kitchen space is fitted with a range of base and eye level units and includes a number of integrated appliances. At the front of the property is the living room which is flooded with natural light by means of a bay window to one aspect and a second window to the other aspect.

First Floor

The landing area of the first floor has doors opening to both well proportioned bedrooms and to the luxuriously appointed bathroom which is fitted with a white three piece suite to include a bath with independently operated shower unit and screen over, low level wc with concealed cistern and recessed wash basin. The main bedroom is also dual aspect with a window overlooking the front of the property and the second window overlooking the garden giving a very pleasant aspect. The second bedroom also overlooks the front.

Outside

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn, a garden shed, fenced boundaries and gated side access. The tandem allocated parking is opposite the property's front door, with additional visitor spaces available. With the added benefit of an EV charger, viewing is highly recommended.

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.

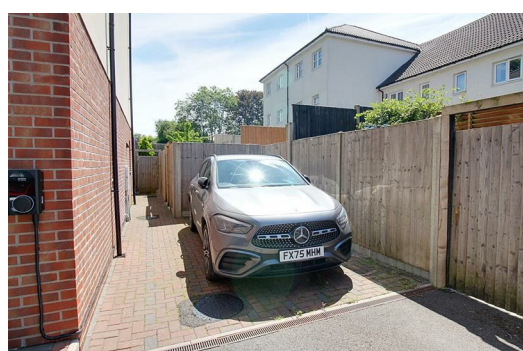
Situated 24 miles to the north west of London and conveniently served by the M1 and M25 motorways, Hemel Hempstead has quickly grown in popularity in the last few years. We have seen more migration from the London suburbs, largely due to its fantastic commuter links including the London Northwestern 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

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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.



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