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# Temptation comes in many forms...



Hemel Hempstead

OFFERS IN EXCESS OF £400,000

# Hemel

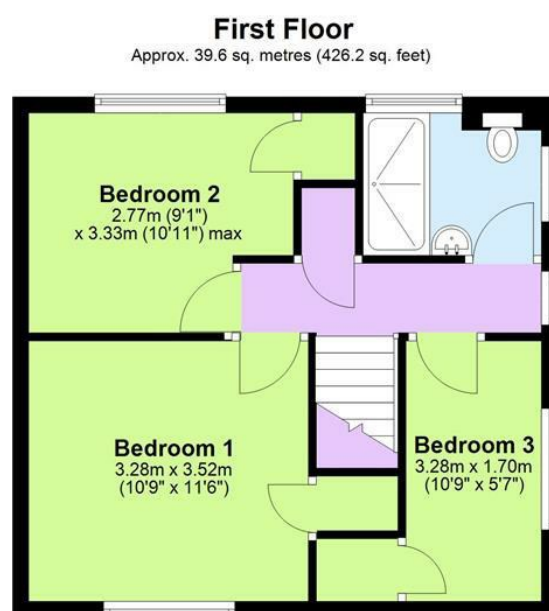
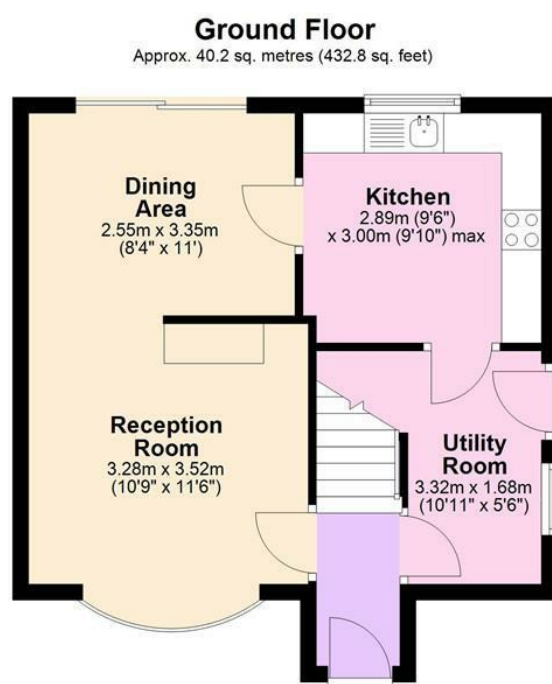
OFFERS IN EXCESS OF

£400,000

Offered for sale with no upper chain is this lovely three bedroom end of terrace home which offers driveway parking to the front and a lovely rear garden. In addition to the two reception rooms the kitchen boasts a dedicated utility room and there is also excellent potential to extend to the rear STPP.

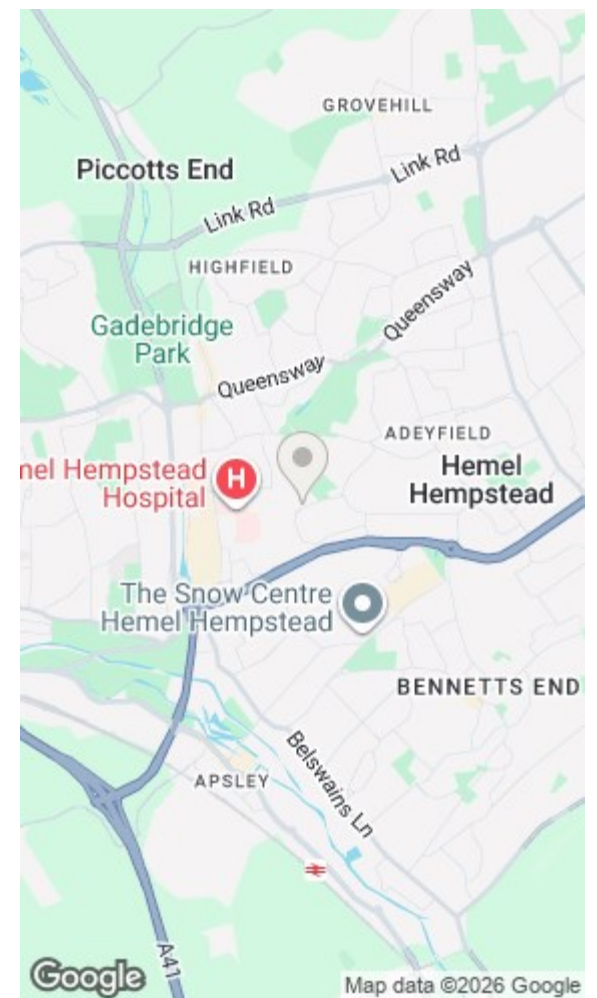


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Total area: approx. 79.8 sq. metres (859.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		81	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Located a short walk from the two centre and ideally positioned for access to both the M1 motorway network and Maylands Industrial area.



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#### Ground Floor

The front door opens to the entrance hall with stairs rising to the first floor. To the right hand side a door opens to the utility room which has a window and door opening to the side where a pathway leads to the rear garden. To the left hand side of the entrance hall a door opens to a dedicated living room which has a window to the front and a dining room with sliding patio doors opening to the rear garden. The dining room is ideally placed since it is directly next to the kitchen which is fitted with a comprehensive range of base and eye level units with integrated stainless steel fronted oven and Belfast sink beneath the window which overlooks the rear garden. The kitchen also provides direct access to the utility room.

#### First Floor

The first floor landing has a hatch opening to the attic space and doors opening to all first floor accommodation. There is a window to the side giving a good degree of natural light into the landing area. Two of the bedrooms overlook the front of the property, both of which have fitted over-stairs wardrobes whilst the third bedroom overlooks the side elevation. The bathroom is fitted with a neat three piece suite to include a walk in double width shower cubicle, a granite topped wash basin with vanity unit and low level wc.

#### The Outside

To the front is a combination of flagstones and hardstanding driveway providing parking for two cars and with a pathway leading to the front door. To the side is a pedestrian gate opening to a pathway leading down the side of the property to the fully enclosed rear garden. Directly to the rear of the property is a block paved patio with a low level retaining brick wall leading to the main part of the garden which is laid to lawn. There are a number of raised boarders to either side with mature planting and several specimen trees.

#### Distance to Stations

Hemel Hempstead Station (1.6 Miles)  
Apsley Station (1.9 Miles)  
Kings Langley Station (3.9 Miles)  
Berkhamsted Station (5.1 Miles)

#### Distance to Schools

Broadfield Academy (0.4 Miles)  
Tudor Primary School (0.7 Miles)  
The Adeyfield School (0.7 Miles)  
South Hill Primary School (1.0 Miles)  
Hobletts Manor Junior School (1.0 Miles)  
The Hemel Hempstead School (1.1 Miles)

#### 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.



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