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# Temptation comes in many forms...



Hemel Hempstead

OFFERS IN EXCESS OF £550,000

# Hemel

OFFERS IN EXCESS OF

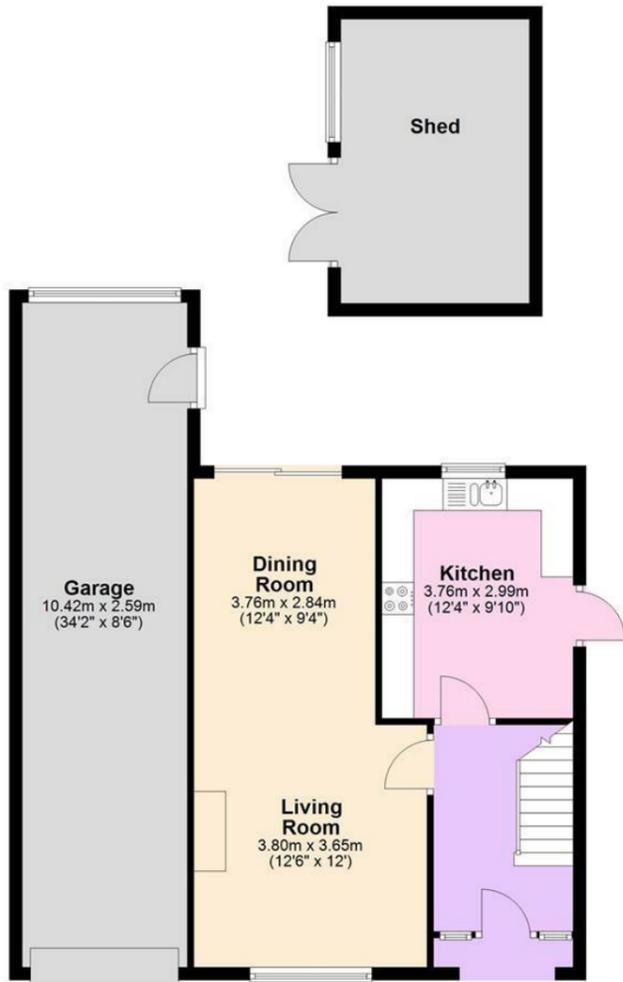
£550,000

Sold with no upper chain! Ideally located for easy access to the M1 and Maylands industrial zone. A mature detached family home towards the end of a select cul-de-sac and offering excellent scope to extend (STNP). Two reception rooms, three good size bedrooms, double length garage and private rear garden.



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**Ground Floor**  
Approx. 86.4 sq. metres (929.8 sq. feet)

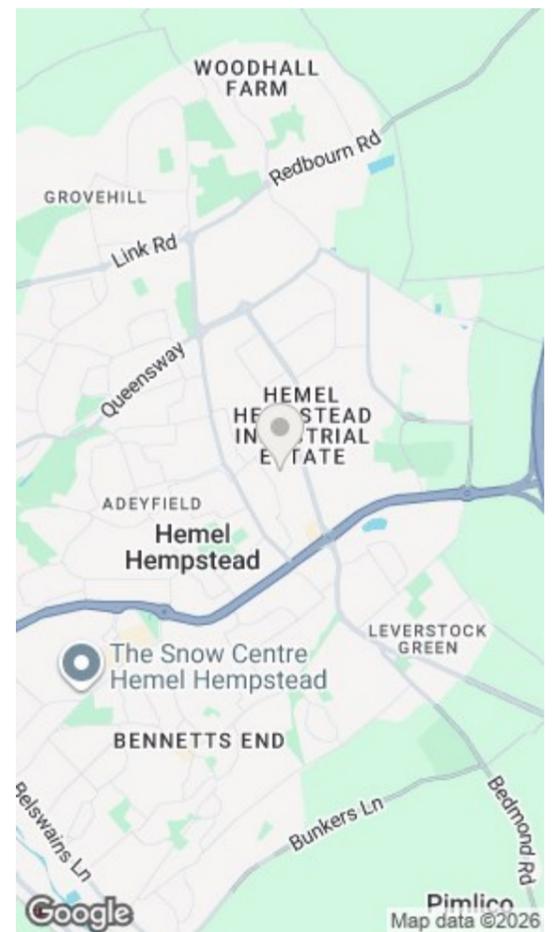


**First Floor**  
Approx. 45.5 sq. metres (489.7 sq. feet)



Total area: approx. 131.9 sq. metres (1419.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	67
England & Wales		England & Wales	





A wonderful chance to purchase a property where you can really put your own stamp on it!



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#### Ground Floor

A storm porch leads to the front door which opens to a spacious entrance hall which has stairs rising to the first floor and doors opening to the ground floor accommodation. Directly ahead of you a door opens to the kitchen which has a window to the rear and door opening to the side. The kitchen has been comprehensively fitted with a range of base and eye level units and a number of integrated appliances to include a dishwasher and double oven with hob and extractor. The living room has a window to the front and opens directly to the dining room which has sliding patio doors opening to the garden.

#### First Floor

The spacious landing area has two windows to the side and doors opening to all three of the bedrooms and to the family bathroom which is fitted with a white three piece suite to include a vanity unit with recessed wc and wash basin. All three of the bedrooms boast fitted wardrobes with two of the bedrooms overlooking the front and the third overlooking the rear.

#### Outside

Boasting an exceptionally set back position from the peaceful cul-de-sac road with a sweeping driveway leading to the tandem garage which has a metal up and over door, power, light and pedestrian door opening to the rear garden. There is an extensive flagstone patio area directly to the rear of the house which leads to the main portion of the garden which is laid to lawn with two pathways leading towards the rear boundary where there is a second patio area with a good size, solid and water tight timber framed outhouse. The rear garden is fully enclosed by fencing and there are a range of mature trees, shrubs and planting throughout.

#### 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. The local area of Apsley is an outer district of Hemel Hempstead and is still a busy commercial centre. The Victorian shops that arose when it was a mill town now house news agents, public houses, restaurants and a range of small businesses. The former mill sites are taken up with supermarkets, retail parks and offices.

#### 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 In The Area

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.

#### Agents 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. Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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