



www.sterlinghomes.co.uk

01923 270 666  
Kings Langley, Abbots  
Langley & Watford

01442 822 210  
Property  
Management

01442 879 996  
& Country Homes;  
Berkhamsted Select

01442 828 222  
Aylesbury & Villages;  
Ting, Wendover,

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 Hempstead

OFFERS IN EXCESS OF £625,000

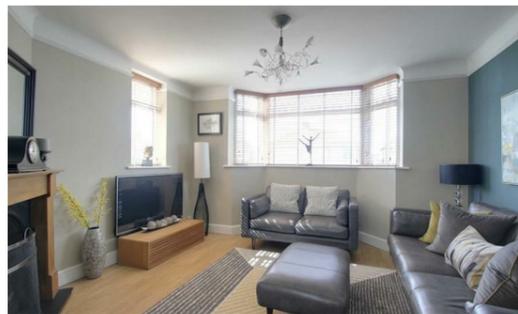


# Hemel

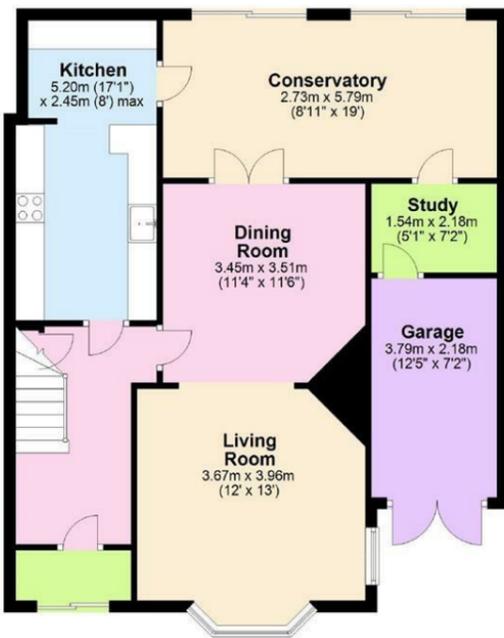
OFFERS IN EXCESS OF

£625,000

A four bedroom extended semi detached family home with an attractive rear garden which also benefits from having off street parking & garage.



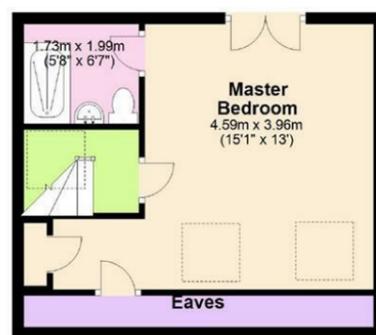
[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



**Ground Floor**  
Approx. 79.5 sq. metres (855.9 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.7 sq. feet)



**Second Floor**  
Approx. 31.7 sq. metres (341.6 sq. feet)

Total area: approx. 153.9 sq. metres (1656.3 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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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





#### Accommodation

This spacious and well presented four bedroom semi-detached house is perfectly located for the excellent local schools, walking distance to Apsley station and local shops.

The light and airy accommodation boasts an entrance hall, Living room with fireplace, kitchen/breakfast room and utility, conservatory, inner hallway leading to a cloakroom room and access to the garage. Upstairs there are three well-proportioned bedrooms and a contemporary bathroom. On the second floor the expansive master bedroom suite and an en-suite bathroom with French doors opening up to the rear garden certainly provides the wow factor to this glorious home.

Outside the blocked paved driveway provides ample parking and the beautiful rear garden is mainly laid to lawn with flower and shrub borders and a great size patio perfect for alfresco dining!

#### 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.

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.

The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains such as Debenhams, Top Man and Pizza Express Restaurant.

#### Agents Notes

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

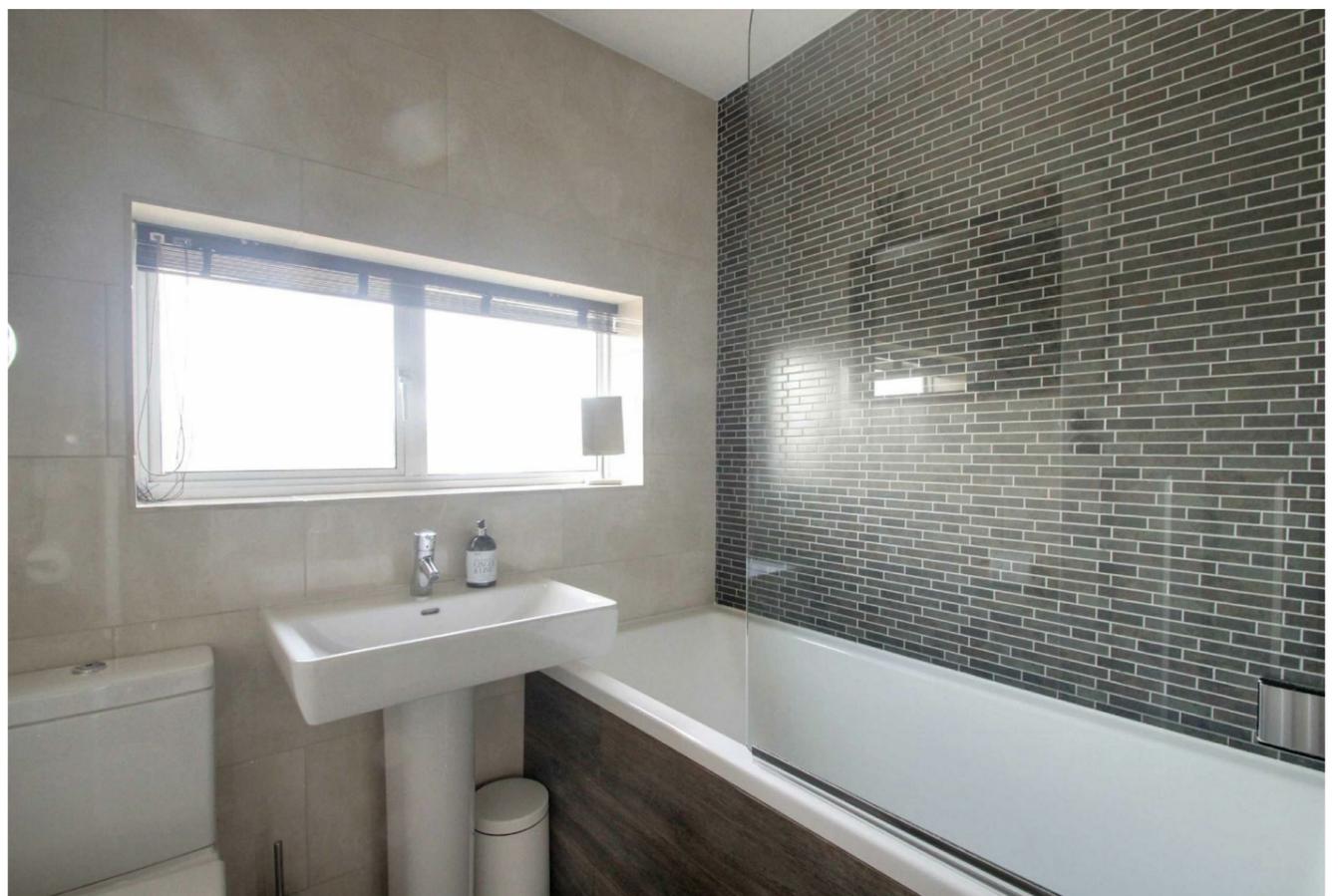
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)