



Hemel

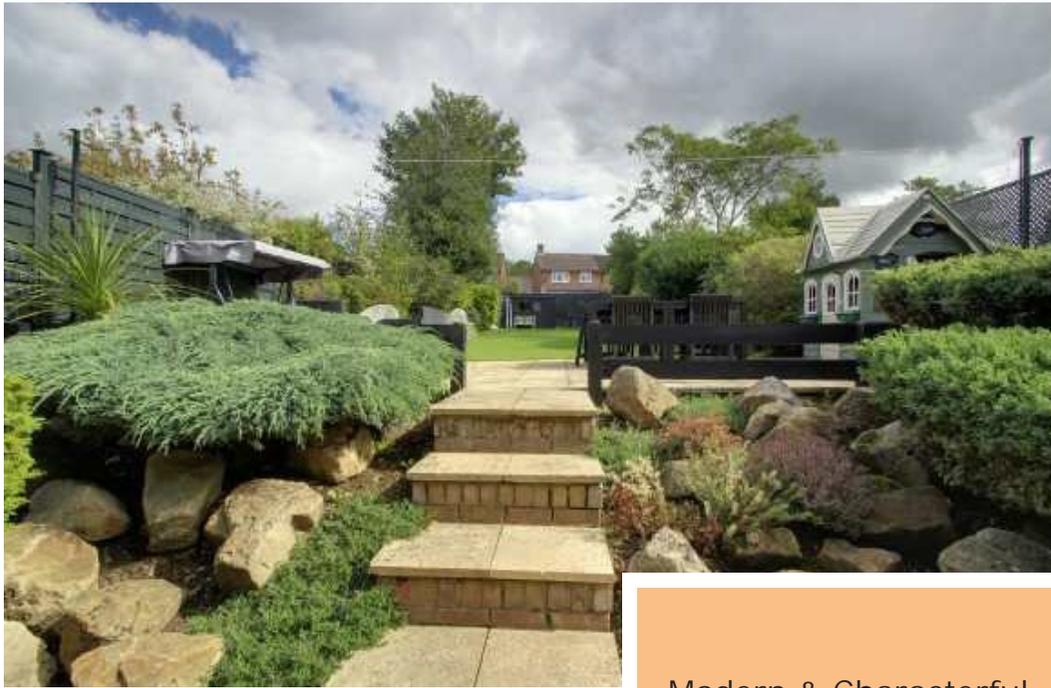
Nash Mills

£625,000

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







Modern & Characterful
All Under One Roof



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, dining 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 -

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

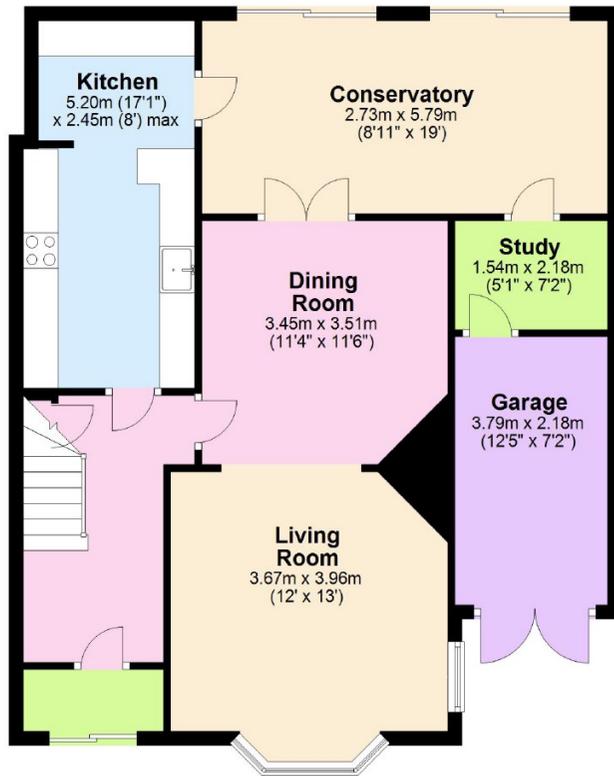
1. Completed Confirmation of Offer
Form.
 2. We will require documentary
evidence to support your methods of
funding e.g. Bank statements,
accountant/solicitor letter, mortgage
agreement in principle.
- Should your offer be accepted will
require from all purchasers:
1. Copies of your Passport as photo
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.





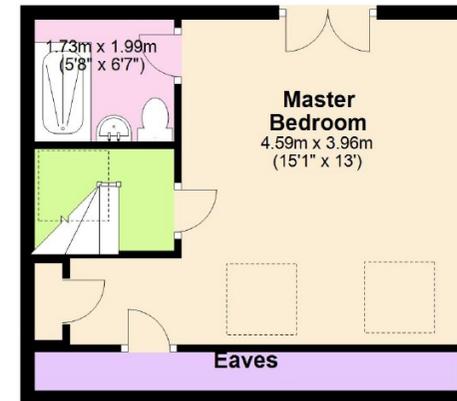
www.sterlinghomes.co.uk



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.

Temptation comes in many forms...

sterling 
estate agents

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!

Tring, Wendover,
Aylesbury & Villages:
01442 828 222

Berkhamsted Select
& Country Homes:
01442 879 996

Hemel, Boxmoor
& Bovingdon:
01442 230 888

Kings Langley, Abbots
Langley & Watford:
01923 270 666



www.sterlinghomes.co.uk