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Hemel Hempstead

GUIDE PRICE £425,000

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Hemel

GUIDE PRICE

£425,000

Sterling are delighted to present to market this three bedroom 1930's property in the popular location of Nash Mills. Requiring modernisation throughout the property has been extended to offer exceptional living space with the potential to extend further (STNP). Ideally located for Apsley station and local amenities an internal inspection is essential to fully appreciate this wonderful home.

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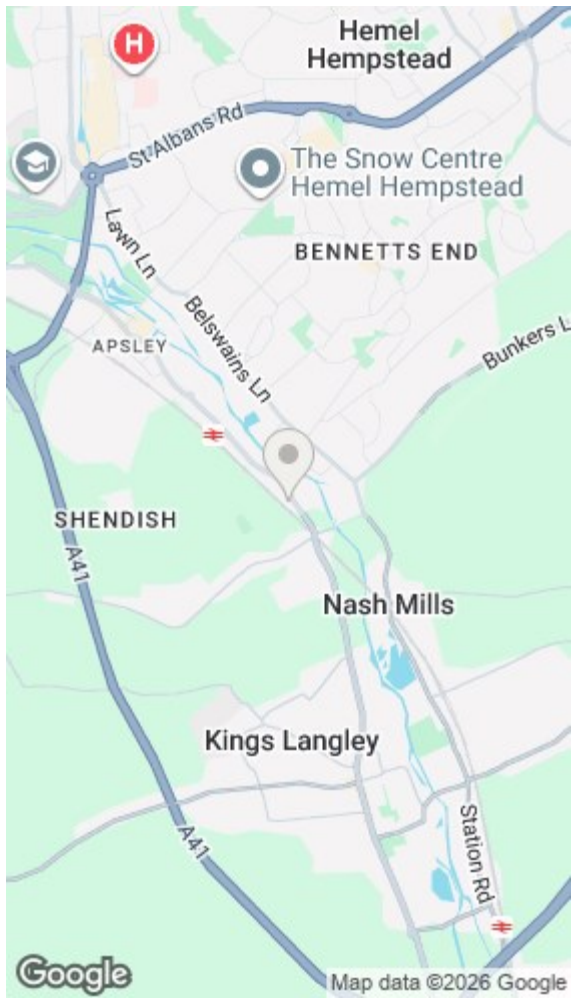
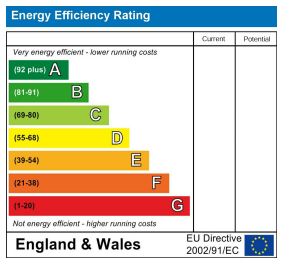
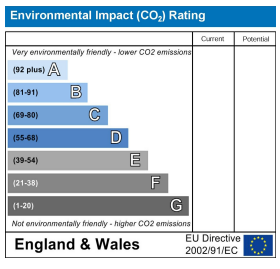
Total area: approx. 101.0 sq. metres (1087.1 sq. feet)







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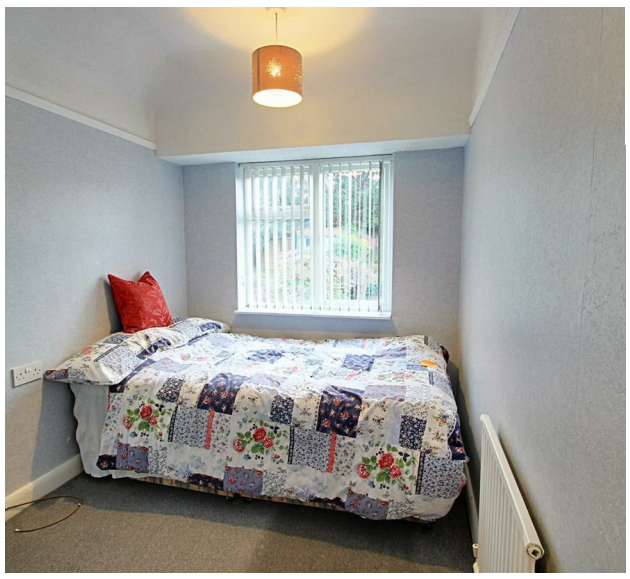
A spacious three bedroom family home in need of some modernisation with superb scope to extend further (STNP).



Ground Floor
Entering the property via a useful entrance porch you find yourself in the entrance hall with stairs rising to the first floor with storage cupboard under. Doors open to the kitchen and dining room. The kitchen has been refitted with a range of base and eye level units with spaces for appliances, a door opening to the side and a window to the garden room. The dining room opens to both the living room, which benefits from a bay window and feature fireplace, and the garden room via sliding patio doors. The garden room is a large, bright space with French doors opening to the rear garden and a door leading to the utility room which has a door opening to the side access, a door opening to the shower room and space and plumbing for a washing machine and tumble dryer. The shower room is fitted with a three piece suite comprising WC, wash hand basing and shower cubicle.

First Floor
The spacious landing provides access to all three bedrooms and the family bathroom which is fitted with a three piece suite comprising WC, wash-hand basin and bath with shower over. From the landing the loft is accessed via drop-down ladder and has been partially converted with a Velux window. A full loft conversion would require the necessary planning permissions.

Outside
To the front of the property is a driveway providing parking for at least one vehicle. The rear garden is a good size and is laid mostly to lawn with a range of mature shrubs, bushes and plants.

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.

Situated 24 miles to the northwest 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.

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.

Agent's Information for Buyers
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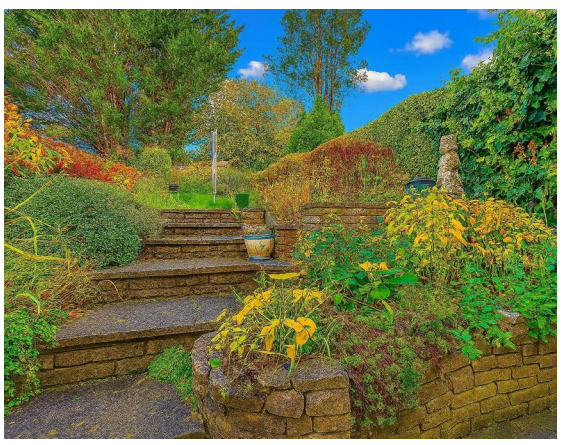
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility

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