sterling S
select homes

3 2 2 E

Hemel Hempstead

GUIDE PRICE £650,000



Temptation comes in many forms...

sterling S
select homes

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

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Hemel

GUIDE PRICE

£650,000

Sterling are delighted to present for sale this spacious family home located on a quiet residential road in Hemel Hempstead. Offering spacious and flexible accommodation throughout the property is in need of some modernisation throughout but offers the discerning buyer the opportunity to make it their own by refurbishing, reconfiguring or even extending (STPP).

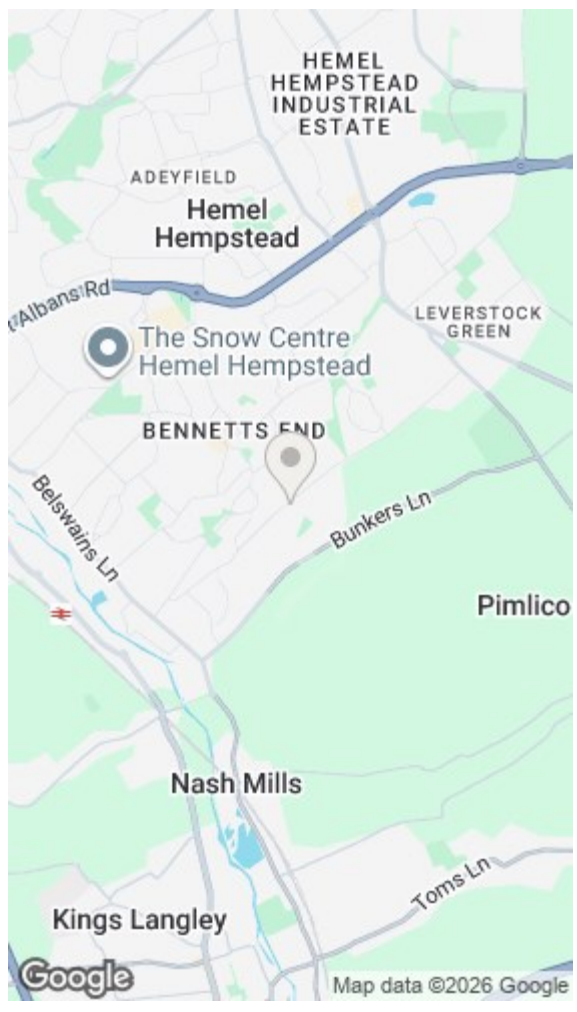


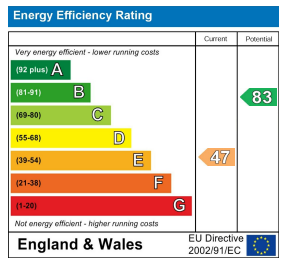
www.sterlinghomes.co.uk

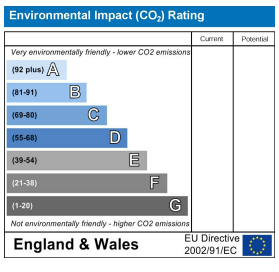




Total area: approx. 184.3 sq. metres (1983.8 sq. feet)







sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk







A spacious family home with excellent potential to refurbish, reconfigure and/or extend (STPP)





Ground Floo
On entering the property you find yourself in an entrance vestibule, the ideal place to take off muddy boots or wet coats to store in the useful cloak cupboard. A door takes you into the main accommodation with the hallway having doors opening to the downstairs WC, kitchen and living/dining room as well as having stairs rising to the first floor. The Living/Dining room is a large, dual-aspect, L shaped room with feature fireplace and patio doors opening to the rear garden. A door opens to the cosy family room with a window to the front aspect. The kitchen, which is accessed from either the hallway or living/dining room is fitted with a range of base and eye level units as well as useful pantry cupboards. The WC is fitted with a low-level WC and wash hand basin. From the kitchen a door opens to a covered storage area which currently houses the washing machine and tumble dryer. From here a door opens to the internal courtyard to the front of the property, the rear garden and the garage. The garage is a tandem double with a roller-door to the front. Behind the garage is a further storage space and a conservatory which provides a relaxing space to enjoy the garden.

First Floor
From the spacious landing doors open to all bedrooms and the family bathroom. There is also a spacious airing cupboard. The master bedroom is a large space with integrated storage and access to the en-suite which is fitted with a three piece suite comprising WC, wash hand basin and a corner shower cubicle. The second bedroom also benefits from integrated storage and a wash hand basin. The third bedroom is well proportioned and again boasts integrated storage. The family bathroom completes the first floor accommodation and is fitted with a three piece suite comprising WC, wash hand basin and bath.

Outside
A block-paved driveway provides parking as well as access to the garage. The front garden is mostly laid to lawn with a block-paved path leading to the front door. The rear garden is mostly laid to lawn and is edged with mature borders. An ever-green hedge to the rear boundary provides exceptional privacy.

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 Marlowes indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains and a Pizza Express Restaurant.

Agent's 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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. 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, completed AML checks and proof of funds.

www.sterlinghomes.co.uk





