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you to **sell** or **let** your property?
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Temptation comes in many forms...



Hemel Hempstead

OFFERS IN EXCESS OF £400,000

Hemel

OFFERS IN EXCESS OF

£400,000

Located in a peaceful cul-de-sac position and presented to the market in first class decorative order. A three bedroom family home that benefits from an 'eat-in' kitchen/ dining room which opens directly to the garden and separate living room. The property also has a private rear garden with timber framed home office.



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

Total area: approx. 86.3 sq. metres (928.7 sq. feet)





A well presented family home in a traffic free location in the sought after Warners End area of Hemel Hempstead.



Ground Floor

The front door opens to an entrance hall which has stairs ascending to the first floor landing. A door opens to a spacious, light and airy living room which has a window to the front and a multi paned door opening to the kitchen/dining room which allows natural light to flood the ground floor. The kitchen has been refitted with a comprehensive range of shaker style base and eye level units with breakfast bar and ample space for dining table and chairs. A door from here opens to the rear garden while there is also a really generously proportioned under-stairs pantry style cupboard.

First Floor

The landing area has doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include a bath with shower unit and screen over. Two of the bedrooms overlook the front of the property while a third overlooks the rear. There is an over-stairs storage cupboard to the third bedroom and a hatch opening to the attic space.

The Outside

A pretty white picket fence with gate opens to a front garden area which is laid to lawn with herbaceous borders to two boundaries. Directly to the rear of the house is a decking area with pathway leading to the rear of the garden where the timber framed home office with power and light is positioned. Within the home office is sliding wardrobe door opening to ample storage space. There is also an under-croft storage space which has a gate opening to the rear.

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 Marlows indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains.

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.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note

that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

