sterling S select homes

4 2 3 C

Hemel Hempstead

GUIDE PRICE £650,000



Temptation comes in many forms...

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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

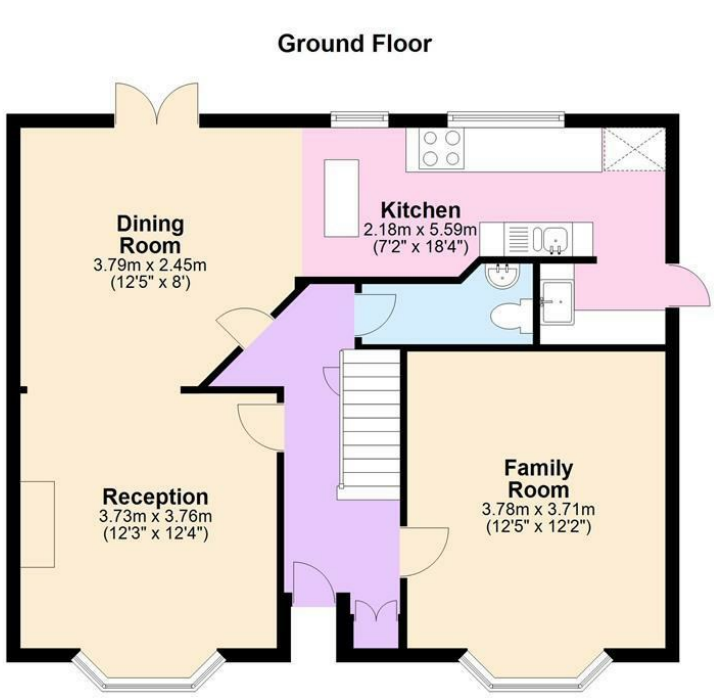
GUIDE PRICE

£650,000

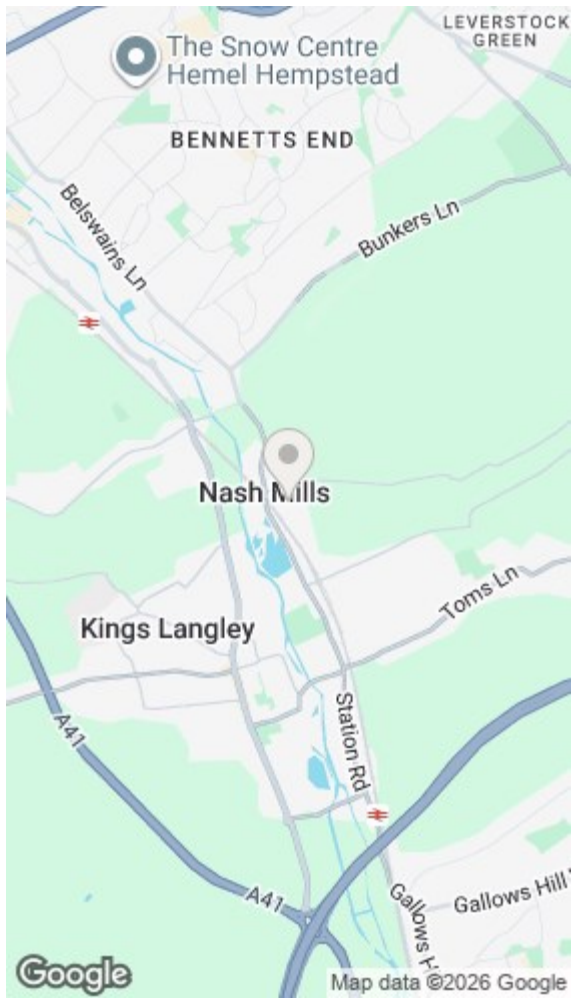
Sterling Lettings are delighted to offer for let this spacious and well presented four bedroom semi detached family home with front & rear gardens and ample driveway parking situated within easy reach of both Apsley & Kings Langley Stations which service London via Euston Station. Internally the accommodation comprises entrance hallway, fabulous open plan reception/dining room opening to the stunning kitchen with breakfast bar and utility area with appliances, separate family room, guest cloakroom, four well appointed double bedrooms, the master benefitting from en suite shower room, and main bathroom with separate shower cubicle. In addition to the multi tiered landscaped gardens this wonderful family home also benefits from generous driveway parking. Offered Unfurnished & Available May 2022! Pets Considered!



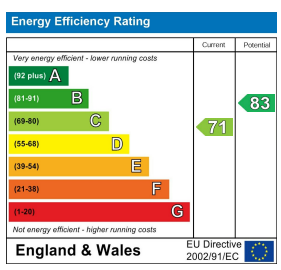
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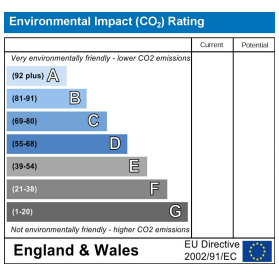






All measurements are approximate.
Plan produced using PlanUp.

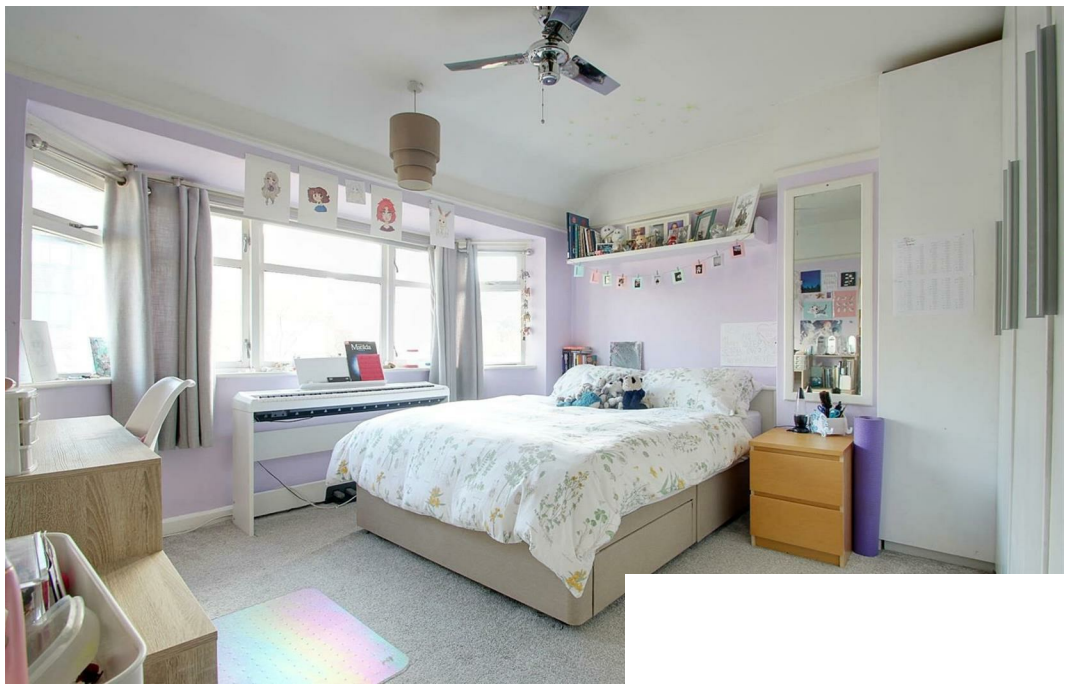




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Distance to Stations
Apsley Station (1.2 Miles)
Kings Langley Station (1.4 Miles)
Hemel Hempstead Station (2.7 Miles)
Watford Junction Station (5.5 Miles)

Distance to Schools
Abbot's Hill School (0.6 Miles)
Kings Langley Primary School (1.8 Miles)
Kings Langley Secondary School (1.9 Miles)
Lime Walk Primary School (2.2 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement.

Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/agent.







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