



David  
**Doyle**

IN ASSOCIATION WITH



**Bull Homes**

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**SHERPA HOUSE**  
HEMEL HEMPSTEAD

Luxury, stylish, residences just  
26 minutes from London



# Sherpa House, live your dream

In 1953 Sherpa Tenzing Norgay lived his dream and along with Sir Edmund Hillary was the first to climb the highest mountain in the world, Mount Everest.

Today you have the opportunity to live your dream. **Sherpa House** is a **unique** and exciting development of only **9 brand new, well proportioned 2 double bedroom luxury apartments**.

Each of the apartments offer a **very high level of specification, contemporary style** and benefit from either a **patio or balcony** as well as an **allocated parking space**.

**Bull Homes – local builders with an excellent reputation and known for their uncompromising commitment to quality.** Their homes benefit from an **extremely high standard of finish**, contemporary fittings and they are designed to reduce energy demands.

Kitchens are high gloss finish with soft close drawers and are complimented by basalt slate work surfaces. **Fitted with a full range of integrated appliances including, hob with extractor hood over, oven, fridge freezer and a washer/dryer.** Bathroom tiles are satin white with chrome detailing.

The apartments are **fully carpeted** with high quality **grey twist pile carpets** with 10mm underlay and there is **luxury vinyl flooring** to both bathroom and kitchen areas. The property is **further enhanced by upvc double glazing** and an **intercom security entry system**. All apartments will **benefit from a CRL 10 year warranty**.



# Sherpa House – Relax in style



# Out and About

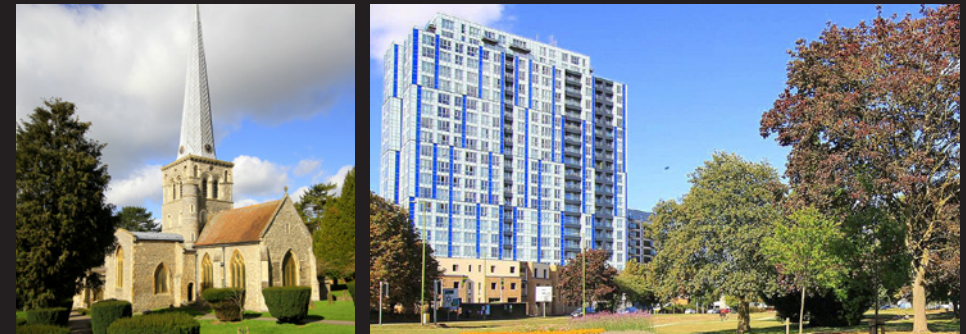
Hemel is an historic and vibrant Chilterns town mentioned in the Domesday Book in 1086. The Old Town High Street has been described as the prettiest road in the county with its cobbled streets, beautiful St Mary's Church and its wonderful blend of medieval, Georgian and Victorian properties.

With its retro cafes, cosmopolitan restaurants and specialist shops it is a pleasure to visit. The pedestrianised town centre, Malls of 'The Riverside' and The 'Marlowes Centre' offer a full range of shopping facilities and other amenities.

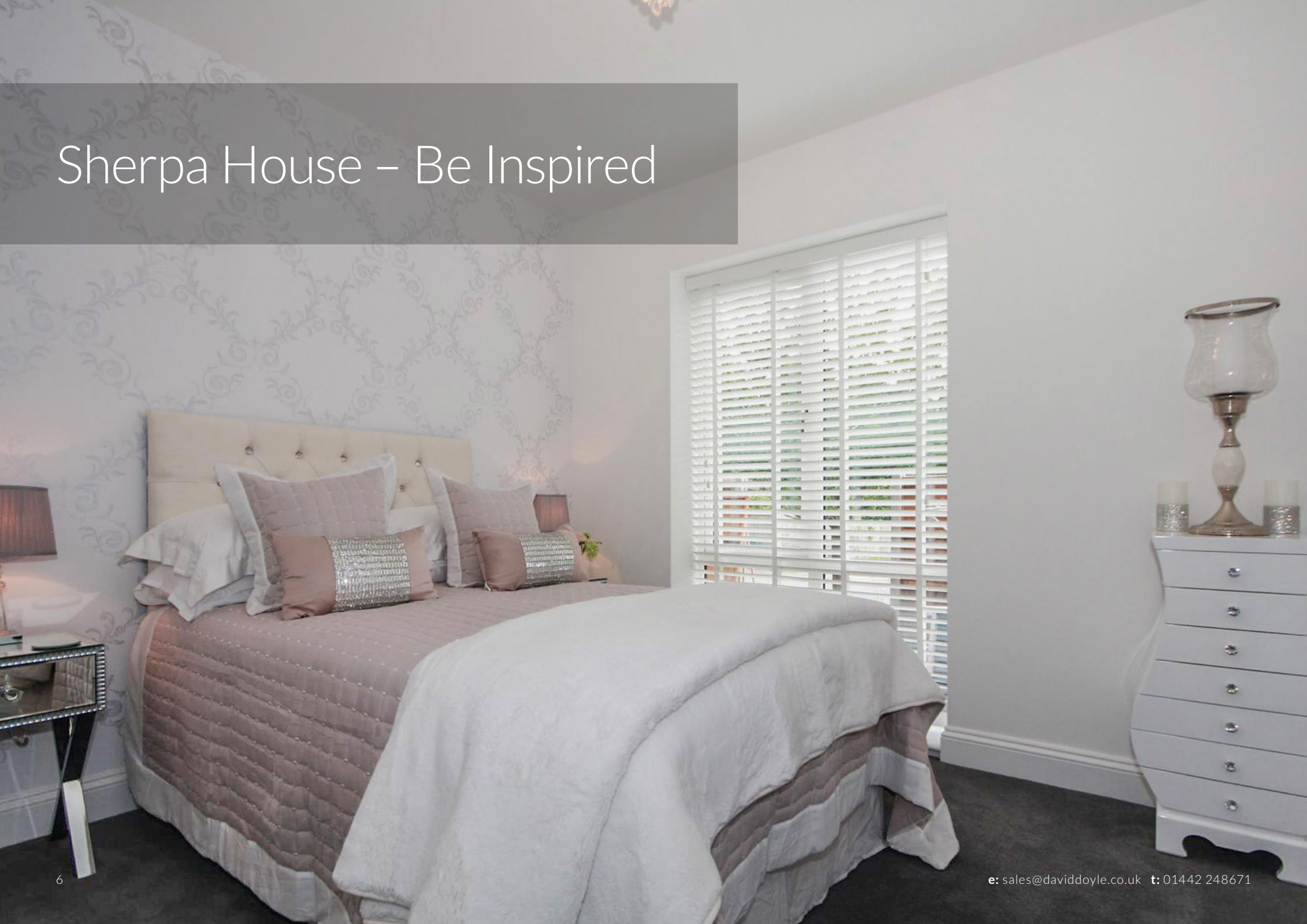
The town benefits from its own Ski Centre, Climbing Centre, Ice Rink, Bowling Alley and excellent local schooling; it also benefits from many parks and open spaces, including the 500 acres of Box Moor Trust land, through which flows, the River Bulbourne and The Grand Union Canal.

Only 24 miles North West of London, the town is ideally situated for the commuter. The M1 (Junction 8) is just over a mile away, whilst the mainline railway station offers an excellent service to London Euston (26 minutes)

Nearby can be found beautiful open countryside with many wonderful walks and bridleways. The Chiltern Hills were officially classed as an 'Area of Outstanding National Beauty' in 1965 and the nearby Ashridge Park are both excellent places to visit.



# Sherpa House – Be Inspired

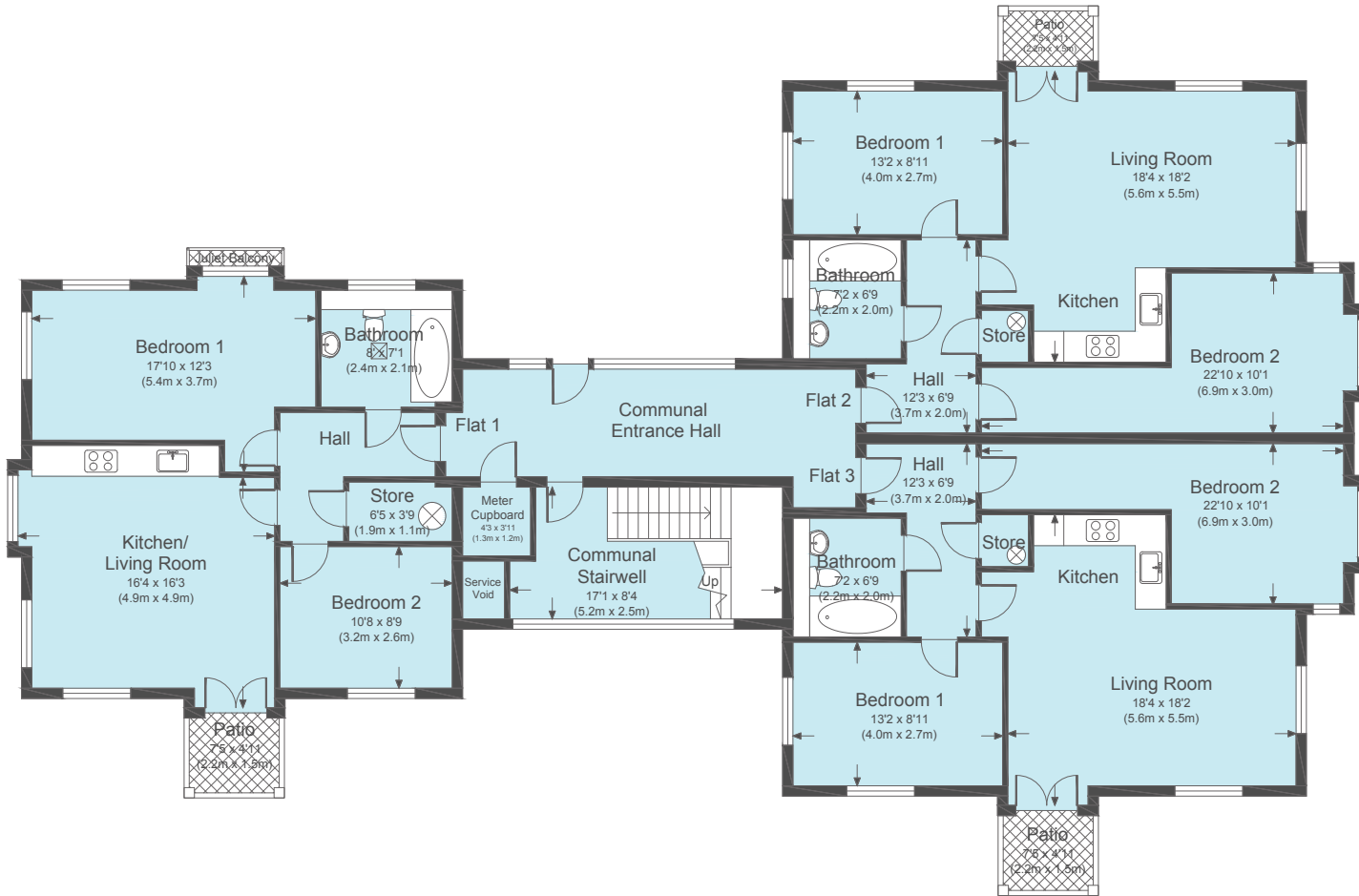


Attention to detail, delivering stylish, contemporary living



# SHERPA HOUSE

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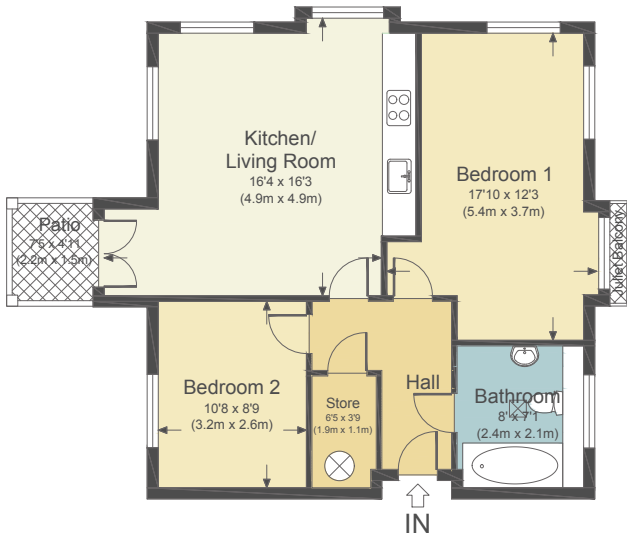


Ground Floor

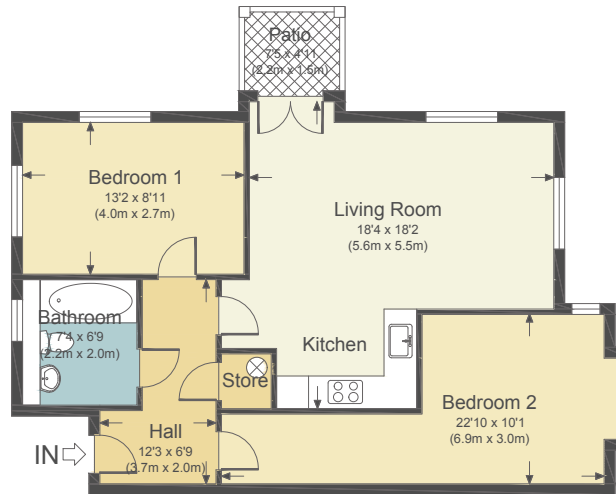


# SHERPA HOUSE

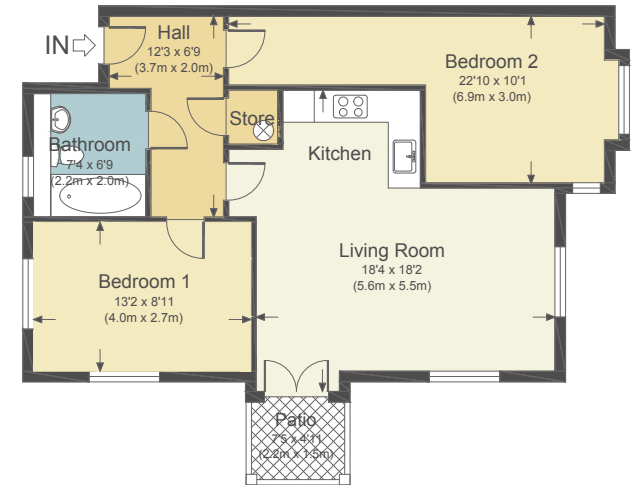
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Apartment 01 – 700 SQ FT / 65 SQ M



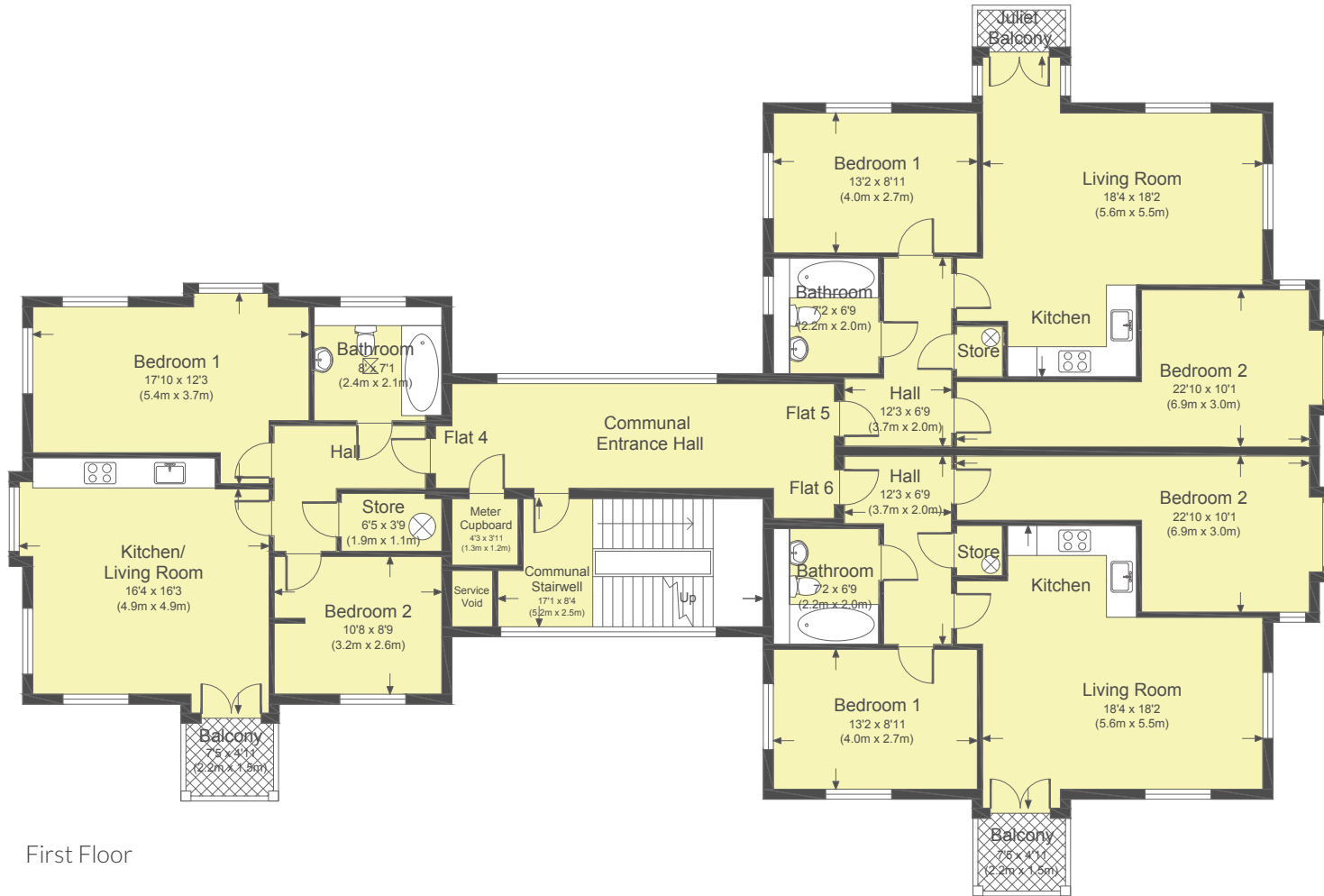
Apartment 02 – 731 SQ FT / 68 SQ M



Apartment 03 – 731 SQ FT / 68 SQ M

# SHERPA HOUSE

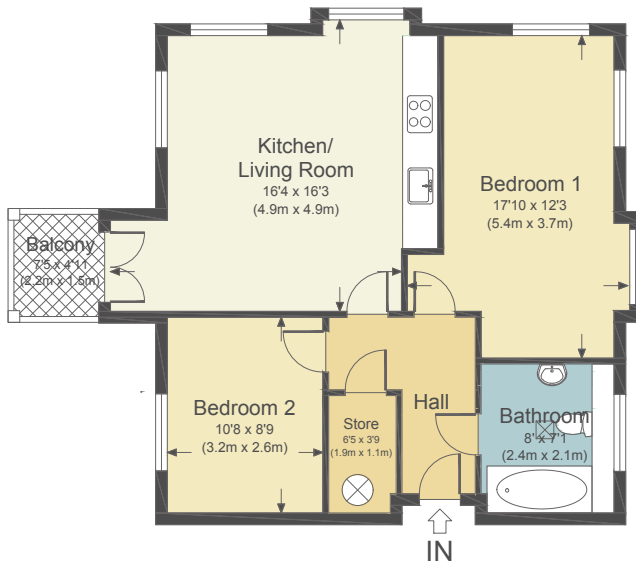
HEMEL HEMPSTEAD



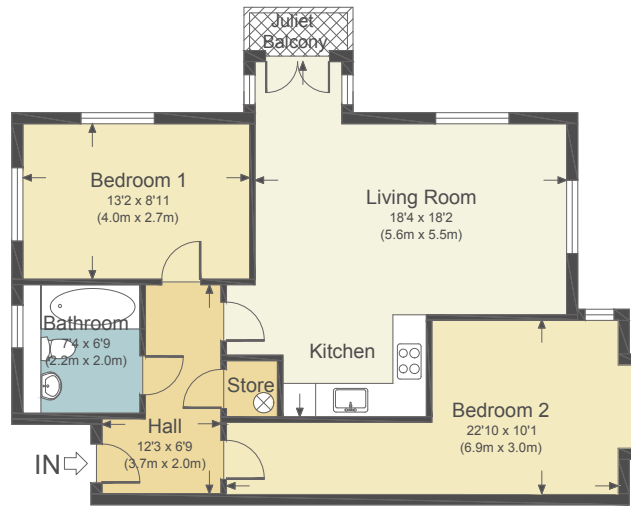
First Floor

# SHERPA HOUSE

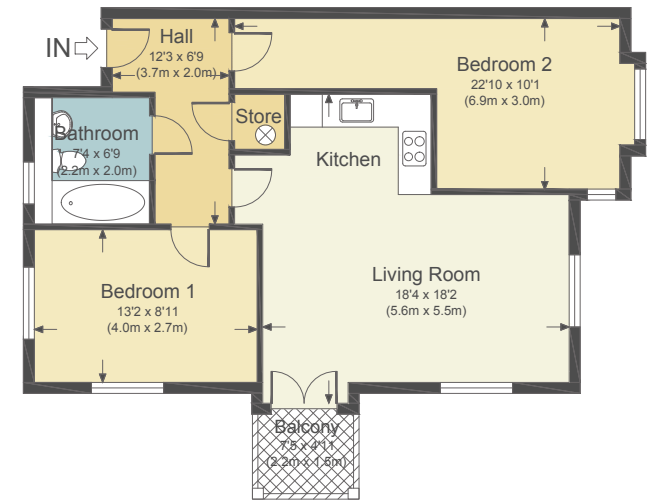
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Apartment 04 – 700 SQ FT / 65 SQ M



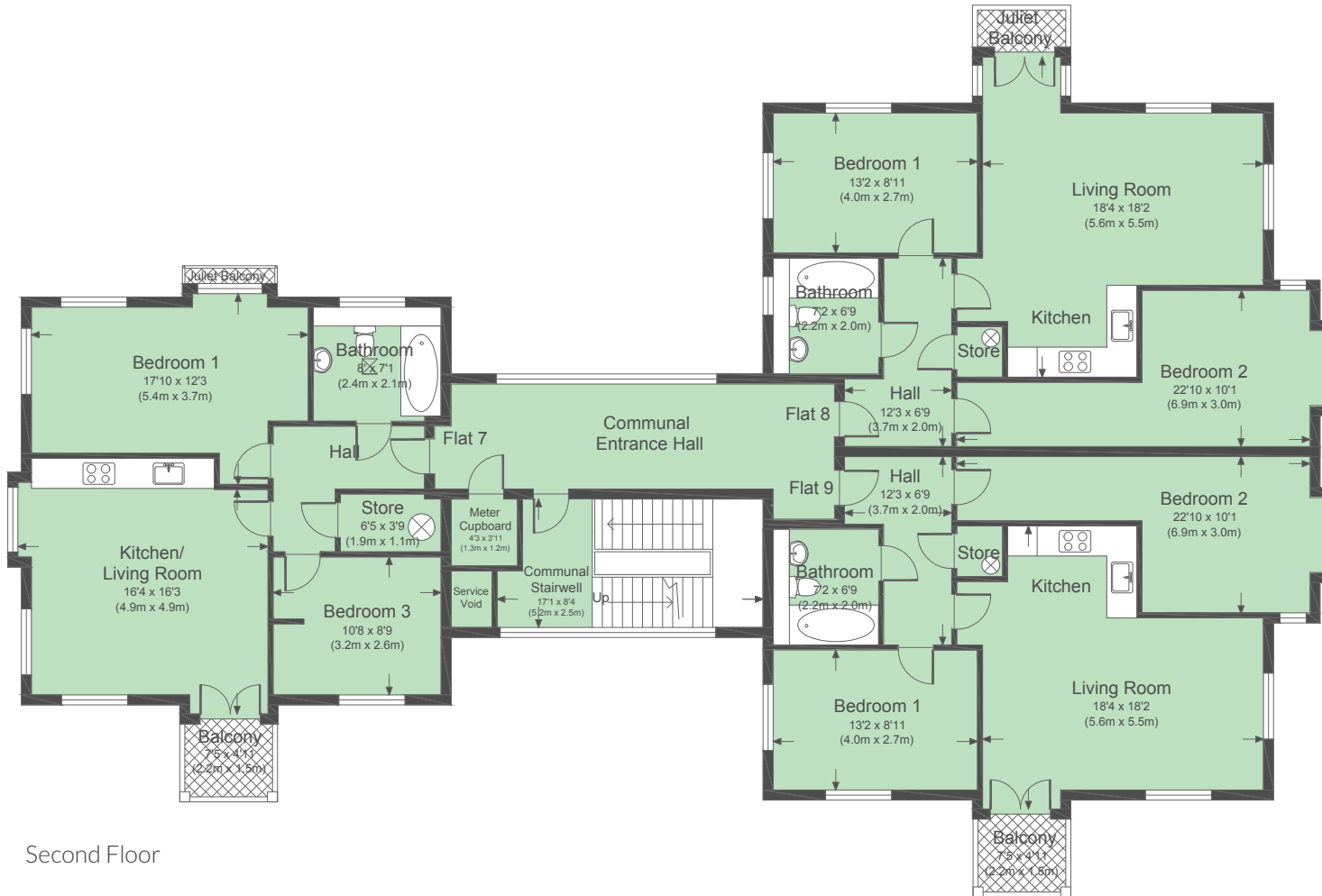
Apartment 05 – 731 SQ FT / 68 SQ M



Apartment 06 – 731 SQ FT / 68 SQ M

# SHERPA HOUSE

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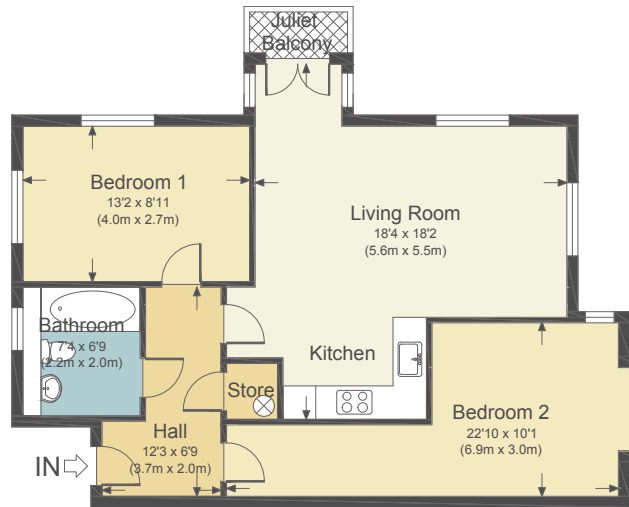


# SHERPA HOUSE

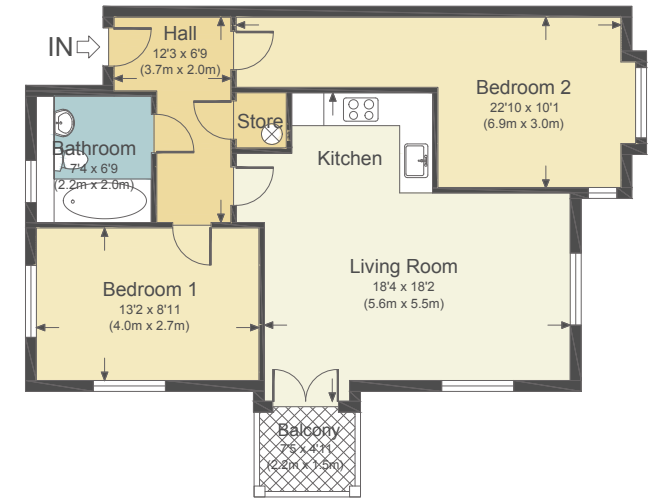
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Apartment 07 – 700 SQ FT / 65 SQ M



Apartment 08 – 731 SQ FT / 68 SQ M



Apartment 09 – 731 SQ FT / 68 SQ M

# Transport and connections

## BY CAR

Hemel Urgent Care	1.0 miles
Apsley Train Station	1.8 miles
M1 (Junction 8)	1.9 miles
Hemel Train Station	2.1 miles
St Albans	5.7 miles
Berkhamsted	7.1 miles
Watford	9.0 miles
Whipsnade Zoo	10.0 miles
Heathrow Airport	26.4 miles

## BY TRAIN

From Hemel Station	
Berkhamsted	4 mins
Watford	7 mins
Tring	8 mins
Leighton Buzzard	15 mins
London Euston	26 mins
Milton Keynes	30 mins
Coventry	63 mins
Gatwick Airport	86 mins

## EDUCATION

Hobletts Manor, Infants Junior	0.3 miles
St Alberts, Catholic Primary	0.6 miles
Hammond Academy School	1.0 miles
Longdean Secondary School	1.2 miles
Abbots Hill School	2.1 miles
Hemel Hempstead	2.3 miles
Westbrook Hay	4.7 miles
Berkhamsted Collegiate	6.7 miles



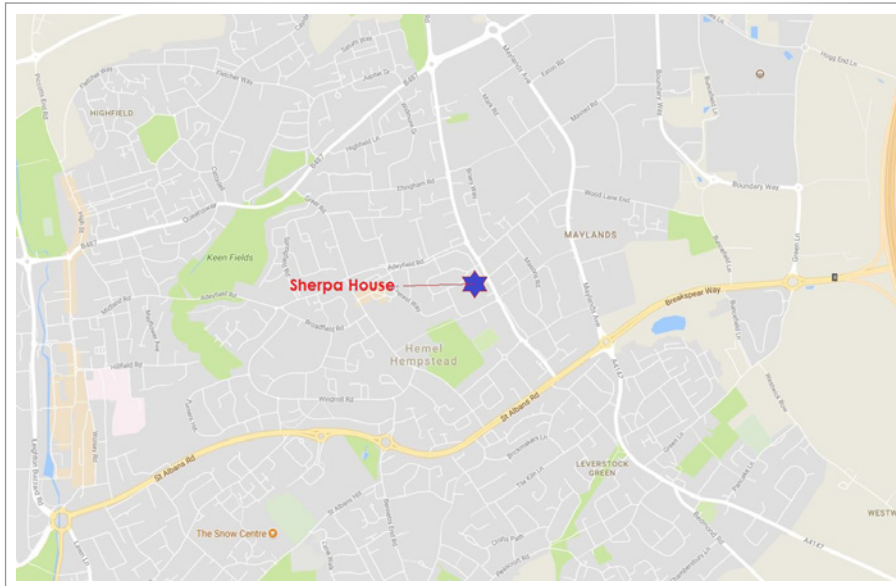
# Sherpa House – Specification

Kitchens are high gloss finish with soft close drawers and are complimented by basalt slate work surfaces. **Fitted with a full range of integrated appliances including, hob with extractor hood over, oven, fridge freezer and a washer/dryer.** Bathroom tiles are satin white with chrome detailing.

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**Sat Nav postcode HP2 4HN**

**From the M1**

- Leave the M1 at Junction 8 and join the A414 towards Hemel Hempstead.
- At the next roundabout take the 2nd exit onto Breakspear Way
- At the next roundabout take the 2nd exit onto St Albans Road
- After 0.2 miles turn right into Leverstock Green Road
- After 0.4 miles and at the second mini roundabout turn left into Tenzing Road
- At the end of Tenzing Road turn right into Montgomery Avenue
- The apartments are located down their own driveway on the right about 300 yards further down the road



David  
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