



Church Street, Old Town, HP2 5AD
Asking price £525,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

AN IMPRESSIVE four bedroom detached property situated on Church Street in Hemel Hempstead's picturesque Old Town. The accommodation comprises an entrance hallway, downstairs w/c, REFITTED kitchen/breakfast room, 22FT living/dining room, principal bedroom with shower area, three further bedrooms and a family bathroom. Externally the property further benefits from a sizeable frontage providing DRIVEWAY PARKING a garage and a superb, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band E.

Double Glazed Front Door

Entrance Hallway

Wood effect flooring. Radiator. Access to all ground floor rooms.

Downstairs W/C

Fitted with a low level w/c and a wall mounted wash hand basin. Radiator. Tile effect flooring. Tiled splash back. Extractor fan.

Kitchen/Breakfast Room

Double glazed window to front and side aspect. Double glazed door to the side aspect. Refitted with a range of eye and base level units with roll top work surfaces over. One and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor over. Integrated washing machine and slimline dishwasher. Free standing fridge freezer included in the sale. Tile effect flooring. Radiator. Under stairs storage cupboard.

Living/Dining Room

Double glazed window to the rear aspect. Double glazed doors leading to the garden. Two radiators. Fire place with electric fire. Stairs leading to the first floor accommodation.

First Floor Landing

Double glazed window. Radiator. Access to the loft. Access to all first floor rooms. Airing cupboard.

Principal Bedroom

Double glazed window. Radiator. Fitted range of built in bedroom furniture. Partly open plan shower area which includes a tiled shower enclosure, extractor fan and radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and a low level w/c. Partly tiled walls. Radiator. Shaver point.

To The Front

An area of frontage laid with tarmac providing driveway parking. The frontage is partly enclosed by timber fencing and part walled. Side access gate. Access to the front door.

Garage

Accessed via an up and over garage door to the front. Power & lighting.

To The Rear

A private garden arranged with areas of patio, lawn, some planted borders and a vegetable patch. The garden is enclosed by timber panel fencing. Garden shed. Outside power point. Gated side access.

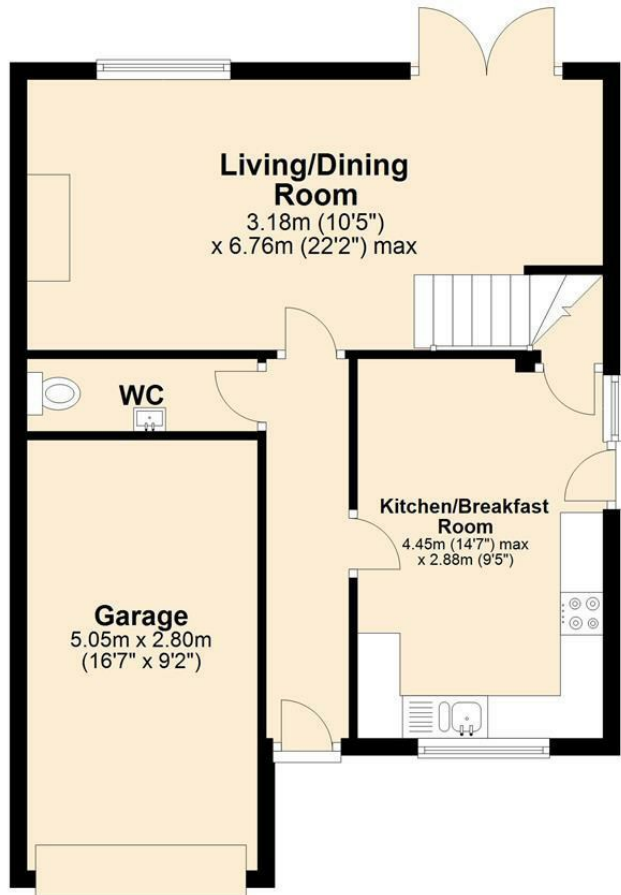


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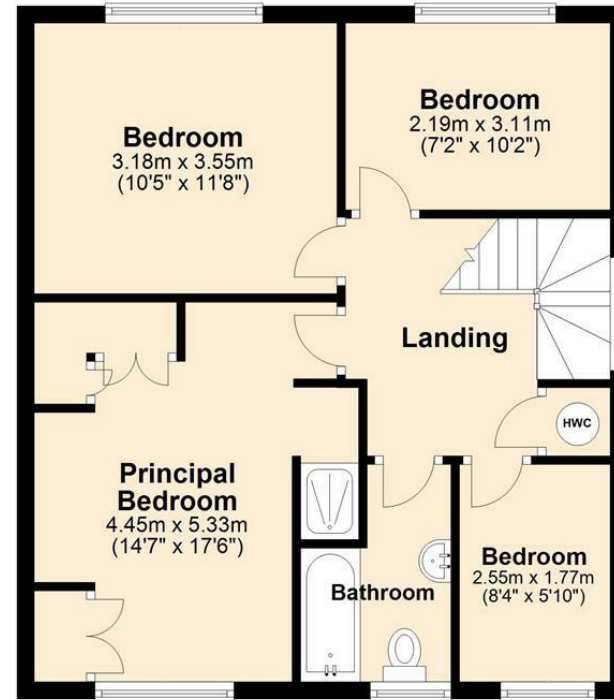
Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 109.1 sq. metres (1174.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

