



**High Street, Hemel Hempstead, HP1 3AH**  
**Asking price £665,000**

**Sears & Co**  
estate & letting agents





[www.searsandco.co.uk](http://www.searsandco.co.uk)

Sears & Co

A CHARMING, double fronted, grade two listed character home, situated in one of Hemel Old Town's most desirable positions. 105-107 High Street has been sympathetically and stylishly modernised by the current owners and its accommodation measures in excess of 1800 SQFT arranged over split levels.

The layout comprises an IMPRESSIVE 26FT open plan living & dining areas, a basement/store room, family room, LUXURIOUSLY APPOINTED kitchen with integrated appliances, utility room and a cloakroom. The first floor accommodation includes a 17FT principal bedroom two further DOUBLE bedrooms and an eye catching family bathroom with a FOUR PIECE SUITE. The second floor accommodation comprises two further well proportioned bedrooms.

Externally the property includes an area of courtyard garden, two allocated parking spaces and a garage. Council tax band E. Contact SOLE appointed selling agent Sears & Co to arrange a viewing.

#### **Front Door**

#### **Living & Dining Areas**

Two glazed windows. Two radiators. Storage cupboard. Oak flooring. Stairs down to the basement/store area. Stairs rising to the family area, kitchen and utility room.

#### **Basement/Store Room**

Power and lighting. Radiator.

#### **Family Area**

Oak flooring. Traditional style radiator. Stairs into the kitchen.

#### **Kitchen**

Two glazed windows. Fitted with a range of eye and base level units with work surfaces over. 'Range' style oven with extractor over. Integrated fridge freezer. Integrated dishwasher. Butler sink with mixer tap. Tiling to splash back areas. Recessed down lighting. Under floor heating. Wood effect flooring.

#### **Utility Room**

Glazed window. Stable style door leading to the courtyard garden area. Base level unit. Stainless steel sink and drainer unit with mixer tap. Space for a washing machine. Radiator. 'Worcester' central heating boiler. Access into the cloakroom.

#### **Cloakroom**

Glazed window. Fitted with a wall mounted wash hand basin and low level w/c. Radiator. Storage area.

#### **First Floor Landing**

Access into the family bathroom and three bedrooms. Stairs rising to the second floor accommodation.

#### **Bedroom One**

Two glazed windows. Radiator. Oak flooring.

#### **Bedroom Two/Dressing Room**

Glazed window. Radiator.

#### **Bedroom Three**

Glazed window. Radiator.

#### **Family Bathroom**

Glazed window. Fitted with a four piece white suite to include a freestanding bath, shower enclosure with glass screen and acrylic panelling to the splash back area, wall mounted wash

hand basin and a low level w/c. Radiator. Extractor fan.

#### **Second Floor Landing**

Access into the two second floor bedrooms

#### **Bedroom Four**

Glazed window. Radiator

#### **Bedroom Five/Office**

Glazed window. Radiator. Feature brick wall.

#### **Courtyard Garden**

A courtyard style garden arranged with an area of patio and an area of decking. Enclosed in part by timber fencing and part walled. Outside tap. Outside light. Stairs leading to the parking/garage area.

#### **Parking**

The property further benefits from two allocated parking spaces.

#### **Garage**

Located in a nearby block. Accessed via an 'up and over' door. Power and lighting.











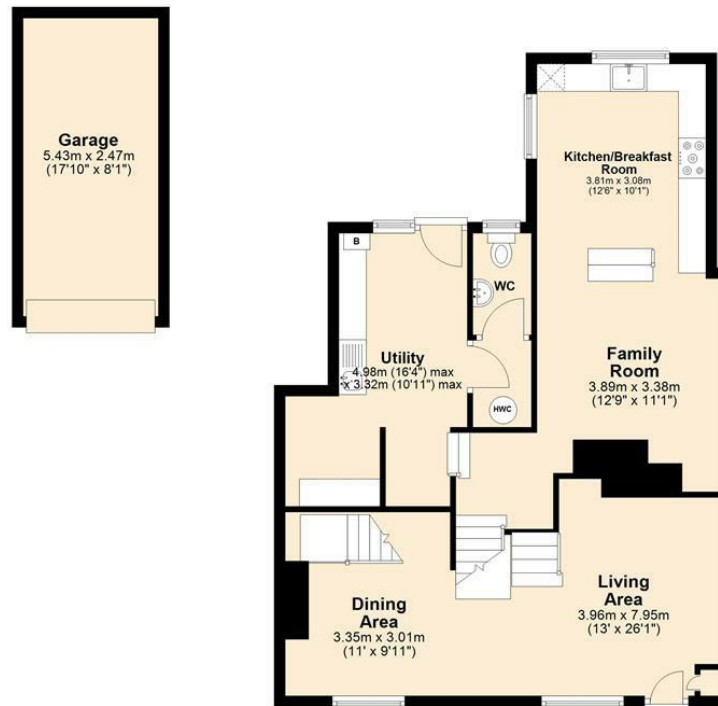
### Basement

Approx. 8.2 sq. metres (88.1 sq. feet)



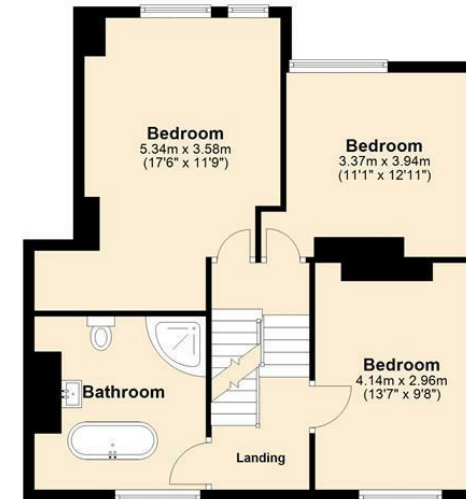
### Ground Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



### First Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



### Second Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



Total area: approx. 170.4 sq. metres (1833.7 sq. feet)

This Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright SKMSTUDIO  
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.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

# Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100