



**Herbert Street, Old Town, Hemel Hempstead, HP2 5HP**  
**Asking price £425,000**

**Sears & Co**  
estate & letting agents

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

A PRETTY, extended, character cottage benefiting from accommodation spanning around 1000 SQFT, arranged over four floors and situated on Herbert Street in the heart of Hemel Hempstead's Old Town. The layout comprises an entrance porch, living area with log burner, dining area, LUXURIOUSLY appointed kitchen, useful basement space currently utilised as a bar area, two first floor bedrooms, first floor bathroom and a third bedroom located on the second floor. Externally the property further benefits from a DELIGHTFUL private rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Porch

Double glazed window. Radiator. Quarry effect tiled flooring. Access to the living area.

### Living Area

Double glazed sash style window. Log burning stove. Wood flooring. Radiator. Storage cupboard. Archway to the dining area.

### Dining Area

Radiator. Wood flooring. Access to the inner hallway. Door and stairs leading down to the basement.

### Basement

Fitted with a range of built in storage solutions. Space for a freestanding wine fridge. Radiator. Tiled flooring. Power and lighting.

### Inner Hallway

Stairs leading to the first floor accommodation. Access to the kitchen.

### Kitchen

Double glazed sash style window. Double glazed stable door leading to the rear garden. Fitted with a range of base level units with quartz work surfaces over also forming part

upstands and drainer groves. Integrated 'Siemens' oven. Integrated gas hob with extractor over. Integrated washing machine. Integrated slimline dishwasher. Freestanding fridge freezer. One and a half bowl sink with drainer unit and mixer tap. Part tiled splash back area. Part concrete effect splash back area. Brick effect feature wall. Tiled flooring. Under floor heating.

### First Floor Landing

Storage cupboard. Door and stairs leading up to the second floor bedroom. Access to the family bathroom and two bedrooms.

### Bedroom

Double glazed sash style window. Radiator. Wood effect flooring.

### Bedroom

Double glazed sash style window. Radiator.

### Family Bathroom

Fitted with a three piece suite to include a panel enclosed bath with independent shower over and glass screen, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Tiled flooring. Partially tiled walls. Extractor fan.

### Second Floor Bedroom

Four velux windows. Wood flooring. Radiator.

### To The Front

Area of planting. Stairs leading to the front door.

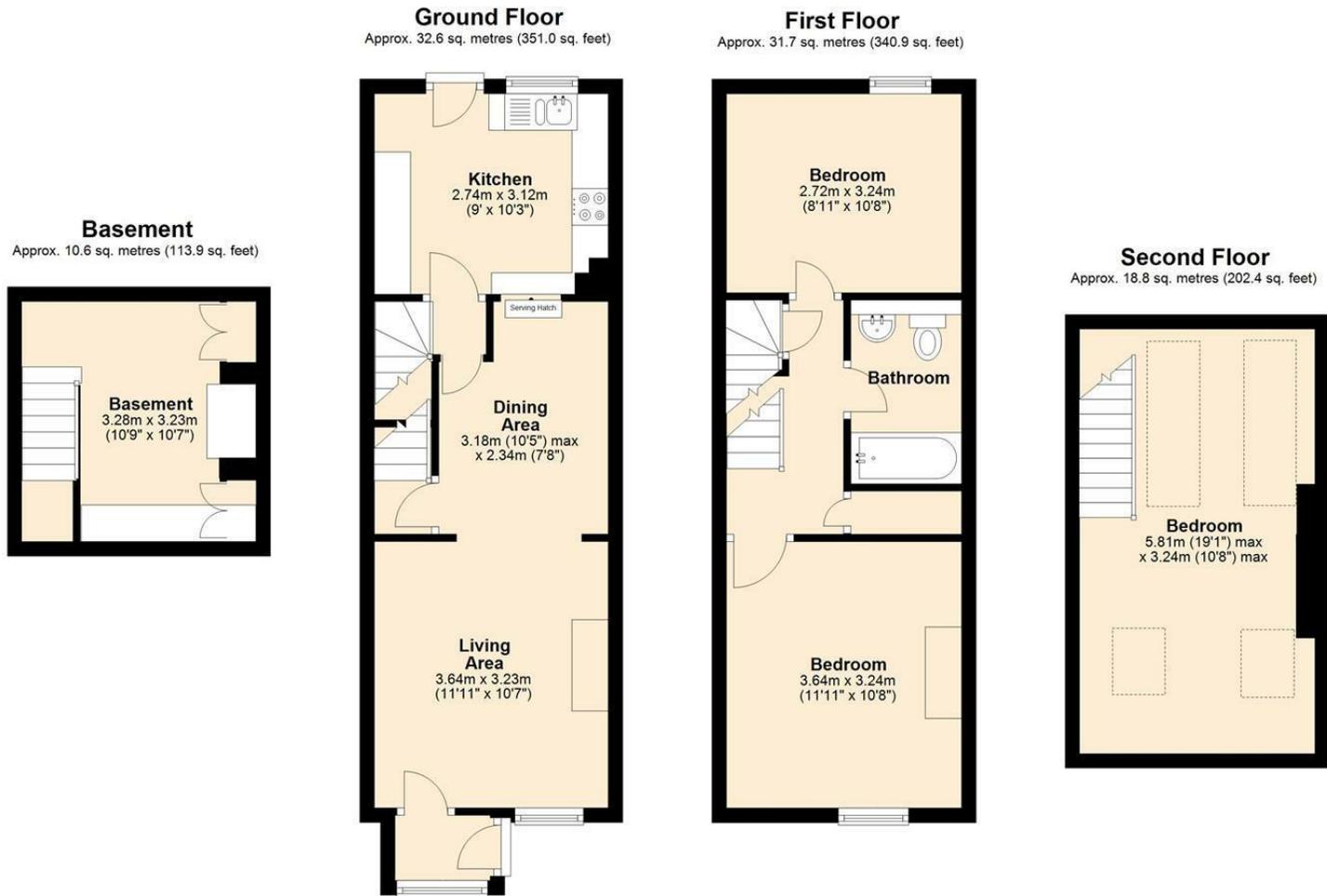
### To The Rear

A private garden arranged with areas of lawn and patio. Cobblestone style pathway. Planted beds. Topiary style hedging. Outside tap. Enclosed by a mixture of timber panel fencing, hedging and part walled. Shared side access with right of way,



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Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

The 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

