



**Christchurch Road, Hemel Hempstead, HP2 5BX**  
**Asking price £425,000**

**Sears & Co**  
estate & letting agents

A pretty two bedroom terraced character property, situated in this ideal position on Christchurch Road, bordering Hemel Hempstead's Old Town.

The layout includes an open plan living/dining room, well appointed kitchen, two first floor double bedrooms and a refitted family bathroom.

Externally the property further benefits from permit parking, a delightful private rear garden, garden office and a cellar. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Double Glazed Front Door

### Living Area

Double glazed bay window. Radiator. Feature brick fireplace with wooden mantle. Log burning stove. Wood flooring. Open plan to the dining area.

### Dining Area

Double glazed sash window. Two feature ornate radiators. Wood flooring. Stairs rising to the first floor accommodation. Archway to the kitchen.

### Kitchen

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Space for a freestanding fridge freezer and washing machine. Ceramic one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring.

### First Floor Landing

Recessed down lighting. Access to the loft. Access to the family bathroom and two bedrooms.

### Bedroom

Double glazed window. Ornate feature radiator. Wood flooring.

### Bedroom

Double glazed window. Ornate feature radiator. Storage cupboard.

### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a claw foot bath with glass screen and shower over, wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiling to splash back areas. Feature ornate radiator. Recessed down lighting. Cupboard housing the boiler.

### To The Front

An area of front garden enclosed by low level wall. An area of loose stones. Iron style gate leading to a quarry tiled pathway to the front door. Gated side access (shared).

### To The Rear

A private garden arranged with areas of patio, lawn and shingle. Enclosed by a mixture of picket fencing and hedging. Access to the office. Access to the cellar. Right of way through the garden for neighbours to use the access gate.

### Office

Accessed via double glazed doors. Wood effect flooring. Recessed down lighting. Power. Electric heater.

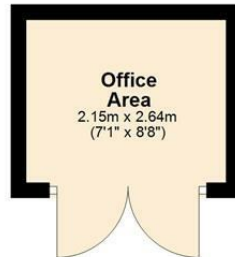
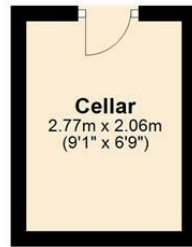


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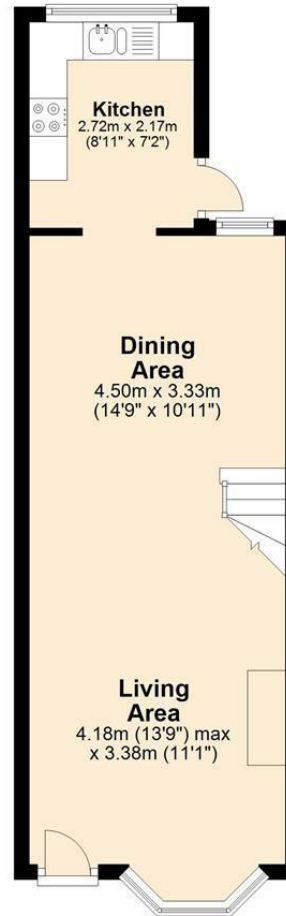
### Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



### Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 73.5 sq. metres (790.7 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

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**Sears & Co**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

