



**Christchurch Road, Old Town, HP2 5BX**  
**Asking price £675,000**

**Sears & Co**  
estate & letting agents





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Sears & Co

An imposing, extended and beautifully presented character home spanning in excess of 1450 SQFT located on the borders of Hemel Hempstead's historic Old Town.

The layout comprises an entrance hallway, bay fronted living room, impressive open plan kitchen/dining room, 13ft family room with access to the raised decking, utility room, downstairs w/c, 12ft ground floor study, principal bedroom with en suite shower room, three further double bedrooms and a luxuriously appointed family bathroom with a five piece suite.

Externally the property has the added benefit of driveway parking for two cars and a delightful private rear garden arranged with multi level decking and a pond. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

#### **Stained Glass Front Door**

##### **Entrance Hallway**

Radiator. Wood flooring. Stairs rising to the first floor accommodation. Access to the dining area and living room.

##### **Living Room**

Double glazed sash style bay window. Radiator. Feature cast iron style fireplace with stone hearth.

##### **Dining Area**

Double glazed sash style window. Vertical radiator. Wood flooring. Access to the inner hallway. Open plan with steps leading down to the family room. Open plan to the kitchen.

##### **Kitchen**

Two double glazed sash style windows. Double glazed door leading to the rear garden. Fitted with a

range of eye and base level units with work surfaces over also forming a breakfast bar. Space for a range style oven with fitted extractor fan over. Integrated low level fridge. Integrated dishwasher. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Wood flooring. Recessed down lighting.

##### **Family Room**

Double glazed doors leading to the rear garden. Two radiators. Recessed down lighting.

##### **Inner Hallway**

Wood flooring. Archway to the utility room.

##### **Utility Room**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine, tumble dryer and fridge freezer. Round stainless steel sink with mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting. Access to the study and w/c.

##### **W/C**

Fitted with a low level w/c and a vanity wash hand basin. Tiling to splash back areas. Tiled flooring. Radiator. Extractor fan. Recessed down lighting.

##### **Study**

Double glazed window. Radiator. Recessed down lighting.

##### **First Floor Landing**

Storage cupboard. Radiator. Access to the loft. Access to the family bathroom and four bedrooms.

##### **Principal Bedroom**

Double glazed doors opening to a Juliet balcony. Two double glazed windows. Velux window. Radiator. Storage cupboard. Access to the en suite shower room.

##### **En Suite**

Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure, vanity wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Under floor heating.

##### **Bedroom**

Double glazed sash style window. Radiator. Feature fireplace with stone hearth.

##### **Bedroom**

Double glazed sash style window. Radiator.

##### **Bedroom**

Double glazed sash style window. Radiator. Exposed wood flooring. Storage cupboard.

##### **Family Bathroom**

Double glazed window. Fitted with a five piece suite to include a panel enclosed bath, oversized shower cubicle with ornate mosaic tiling, double vanity sink units and a low level w/c. Partially tiled walls. Tile effect flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Under floor heating.

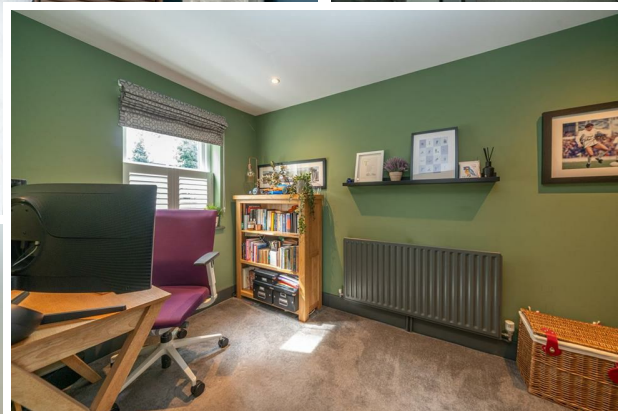
##### **To The Front**

An area of cobblestone block paving providing driveway parking for two cars and a pathway to the front door. Quarry tiled step.

##### **To The Rear**

A private garden arranged with areas of decking, patio and lawn. Planted borders. Apple tree. Pond. Storage. Outside lighting. Outside power. Outside tap. Enclosed by timber panel fencing and part walled. Slim gated side access.





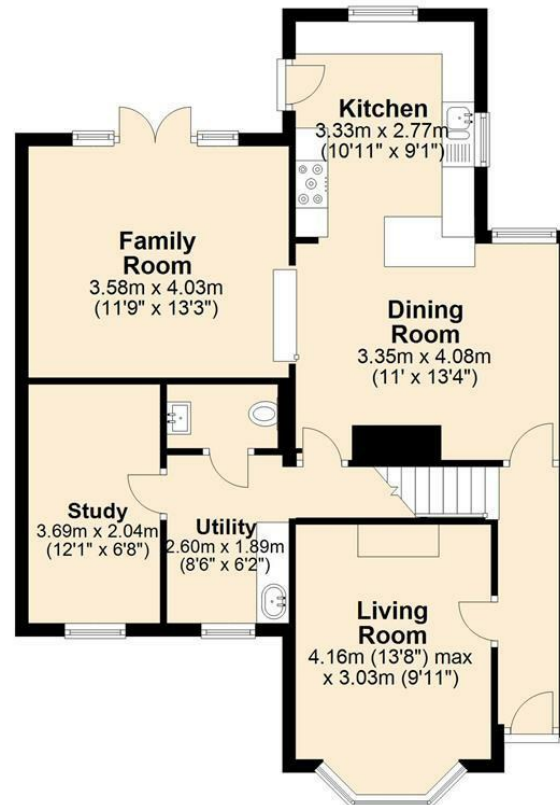






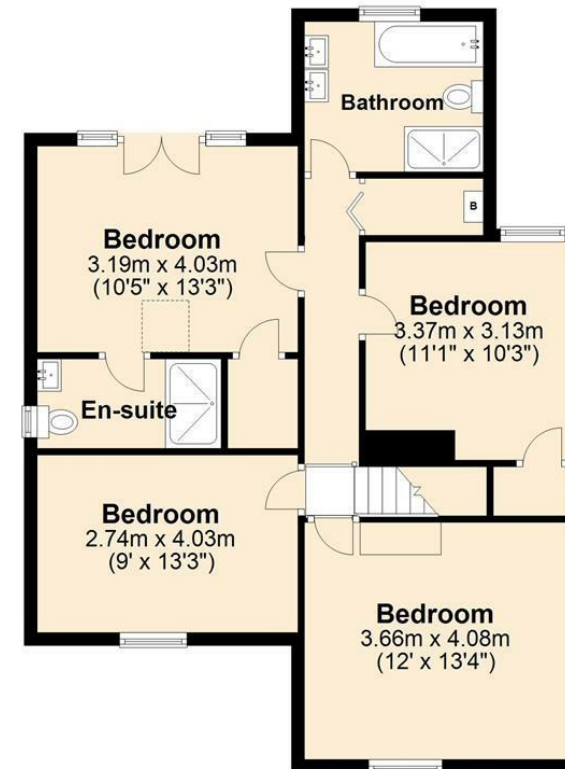
## Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



## First Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



**Total area: approx. 138.5 sq. metres (1491.1 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		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		