



**Chapel Cottages, Old Town, HP2 5DJ**  
**Asking price £385,000**

**Sears & Co**  
estate & letting agents



A well presented two bedroom property situated in this highly desirable 'mews' style development close to the heart of Hemel Hempstead's historic Old Town with views towards St Marys church spire.

Accommodation includes an entrance hallway, spacious dual aspect living room, open plan kitchen/dining room, two first floor bedrooms, family bathroom and a separate w/c.

Externally the property further benefits from an allocated parking space and a well maintained private rear garden with an open aspect to the rear. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Access to living room and kitchen/dining area.

### Living Room

Two double glazed windows. Two radiators. Access to the kitchen/dining area.

### Kitchen Area

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a free standing washing machine. Integrated oven with electric hob and extractor over. Integrated fridge. Stainless steel sink and drainer unit with mixer tap. Tiling to splash back areas. Vinyl style flooring. Archway to the dining area.

### Dining Area

Double glazed doors leading to the rear garden. Double glazed window. Radiator. Opening leading to the living area.

### First Floor Landing

Double glazed window. Radiator. Storage cupboard. Access to the family bathroom, w/c and two bedrooms.

### Bedroom

Two double glazed windows. Radiator. Fitted with a range of bedroom furniture. Built in cupboard.

### Bedroom

Double glazed window. Radiator.

### W/C

Double glazed window. Radiator. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area.

### Family Bathroom

Double glazed window. Radiator. Fitted with a wall mounted wash hand basin and a panel enclosed bath with shower attachment. Tiled walls. Tiled flooring.

### To The Rear

Private garden arranged with areas of patio and lawn. Planted borders. Gated side access. Enclosed by timber panel fencing.

### To The Front

An area of front garden arranged with loose stones and patio providing a pathway to the front door. Allocated parking space.

### Service Charge

The owners have advised that the property is subject to a service charge of approximately £180 per annum. This information should be verified by a solicitor prior to exchange of contracts.

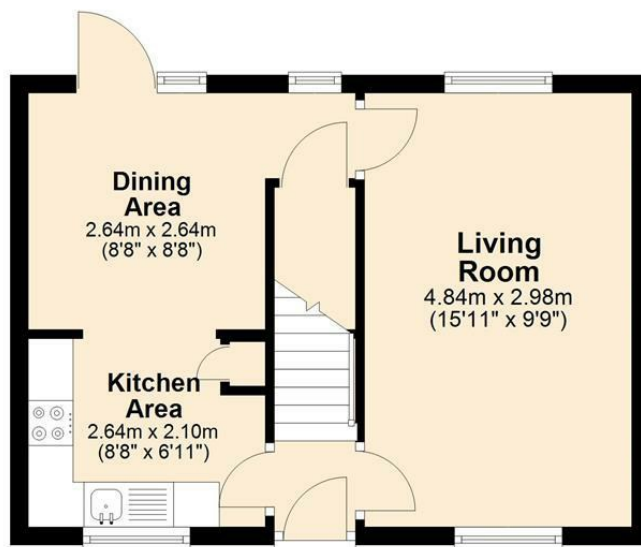


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

## Ground Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



## First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



