



Alexandra Road, Old Town Borders, HP2 4AQ
Asking price £550,000

Sears & Co
estate & letting agents



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A HANDSOME, skilfully refurbished, three bedroom, two bathroom character home with accommodation spanning four floors situated in this convenient position on Alexandra Road Close to the centre of Hemel Hempstead. Accommodation includes an entrance hallway, BAY FRONTED living room with log burner, separate dining room, 20FT kitchen/breakfast room, basement room, utility room, storage area, two well proportioned first floor bedrooms, family bathroom with four piece suite and a PRINCIPAL BEDROOM located on the second floor with access to an EN SUITE shower room. Externally the property further benefits from permit parking & a well maintained rear garden. Council tax band - E. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Exposed wood flooring. Radiator. Access to the living room, dining room & kitchen. Stairs leading down the basement. Stairs leading to the first floor accommodation. Recessed down lighting.

Living Room

Double glazed bay window. Exposed work flooring. Feature radiator. Fire place with log burner.

Dining Room

Double glazed doors to a 'Juliet' balcony. Exposed wood flooring. Fire place. Fitted storage. Radiator.

Kitchen

Basement Room

Double glazed window. Power & lighting.

Additional storage area. Access to the utility room.

Utility Room

Fitted with a base level unit with work surface over providing space for a free standing washing machine and tumble dryer. Stainless steel sink and drainer unit with mixer tap. Space for a fridge freezer. Radiator. Wall mounted boiler. Double glazed door leading to the garden.

W/C

Fitted with a low level w/c. Quarry style tiled floor.

First Floor Landing

Bedroom

Two double glazed windows. Two radiators. Fire place. Fitted wardrobes. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Fire place.

Family Bathroom

Double glazed window. Fitted with a four piece traditional style suite including a free standing bath, high level w/c, pedestal wash hand basin and a shower area. Fire place. Radiator/towel rail, Partially tiled walls. Recessed down lighting. Wood effect flooring. Access to a loft void.

Second Floor Landing

Double glazed window. Access to the principal bedroom. Recessed down lighting.

Principal Bedroom

Two vellum style windows. Double glazed window. Double glazed doors opening to a 'Juliet' balcony. Air conditioning. Two Radiators. Eaves

storage. Recessed down lighting. Access to the en suite shower room.

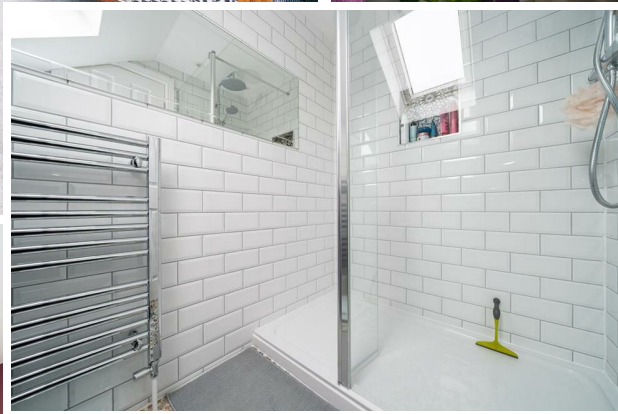
En Suite Shower Room

Velux style window. Fitted with a three piece suite comprising a shower area, low level w/c and a pedestal wash hand basin with mixer tap. Partially tiled walls. Tiled flooring. Recessed down lighting. Extractor fan.

To The Front

To The Rear

A private garden laid with areas of patio, lawn and mature planting. Enclosed by a combination of timber panel fencing, picket fencing, chain link fencing and hedging. Outside power & outside tap. Gated access. Log store. Shed/store.







Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio 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.

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