



9 Catlin Street

, HP3 9AU

**Asking Price £425,000**

A two bedroomed home with a separate annex located in the charming area of Boxmoor, Hemel Hempstead, this delightful Victorian cottage on Catlin Street offers a unique blend of character and modern living. Built between 1900 and 1909, the property boasts an inviting atmosphere with spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The cottage features two generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, a loft room adds versatility, making it an ideal space for a home office, playroom, or guest accommodation. The well-appointed bathroom ensures convenience for daily routines.

One of the standout features of this property is its annex, which offers further potential for use as a guest suite or additional living space. The location is particularly appealing, as it is situated close to the picturesque Boxmoor Common, perfect for leisurely walks and outdoor activities. Furthermore, the Hemel Hempstead main line train station is within easy reach, making commuting to London and other nearby areas a breeze.

With no upper chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, a small family, or seeking a charming retreat, this Victorian cottage is sure to impress. Don't miss the chance to make this lovely home your own.

### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Two Double Bedrooms Plus Loft Room
- Mid Terrace Victorian Cottage
- Good Condition
- Open Downstairs Living Space
- Walking Distance To Train Station
- Ample Storage Space
- Character Features
- Detached Annex
- Low Maintenance Rear Garden
- No Upper Chain

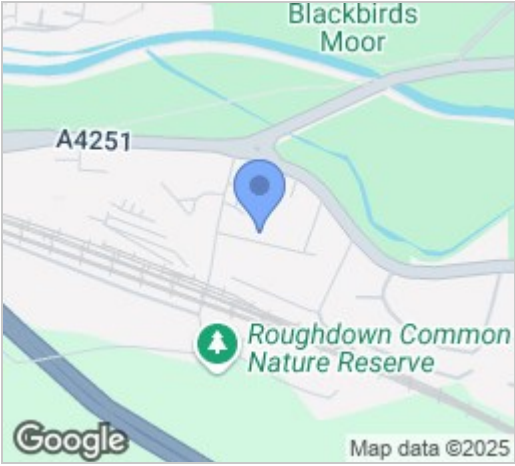




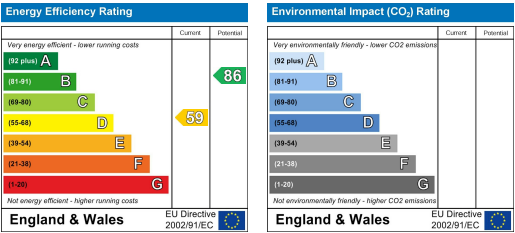
Floor Plan



Area Map



Energy Efficiency Graph



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