



9 East Street, Hemel Hempstead, HP2 5BN

Guide price £775,000

- Three/Four Bedrooms
- Detached Annex Space/Variety of uses
- Great Location
- Vast amount of living space
- Generous Kitchen/Breakfast Room
- Juliette Balcony
- Wonderful Gardens
- Ample Driveway

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Guide Price £775,000 - £800,000. This deceptively spacious four bedroom detached home dates back to the turn of the century and is beautifully presented throughout, with features such as cast iron fireplace, wooden flooring, boot room and a fabulous kitchen/breakfast room with granite worktops.

The property offers flexible living space measuring circa 2000 sq ft which includes a large outbuilding with kitchenette and bathroom facilities, ideal for using as a home office or guest annexe. To the front of the property is an attractive driveway offering ample off-street parking with side access allowing additional parking through double gates leading to the rear garden. The accommodation includes two reception rooms with wood flooring and a large modern kitchen/breakfast room with doors leading out to the garden. In addition, there is a study, guest cloakroom, boot room and separate utility room.

On the first floor there are four bedrooms, three of which are doubles. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom, and bedroom three has a 'Juliet' balcony. A stylish family bathroom with four-piece suite including a roll top bath completes the accommodation.

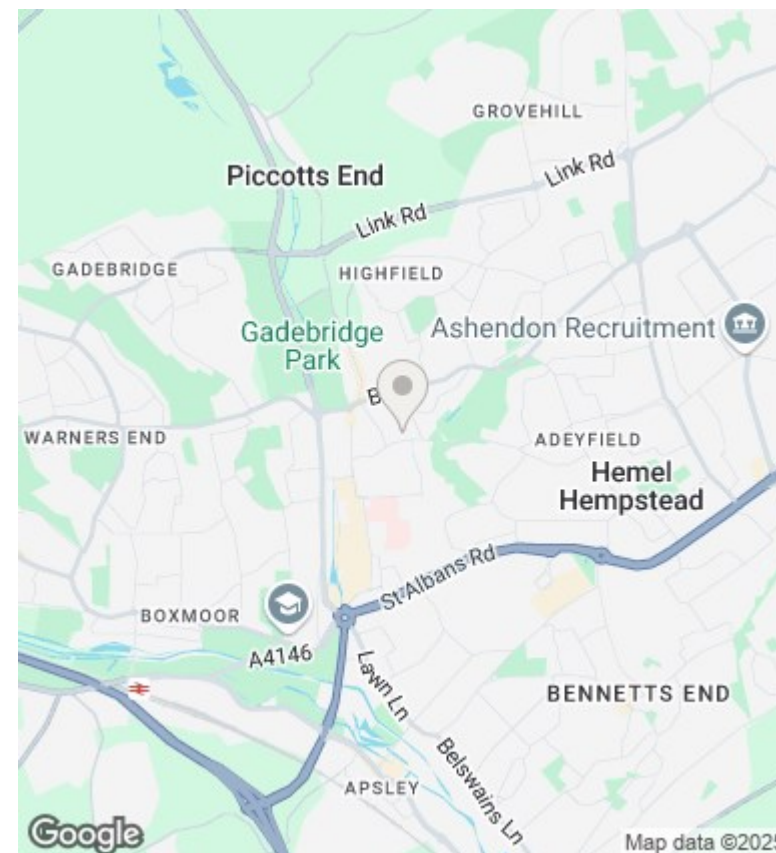
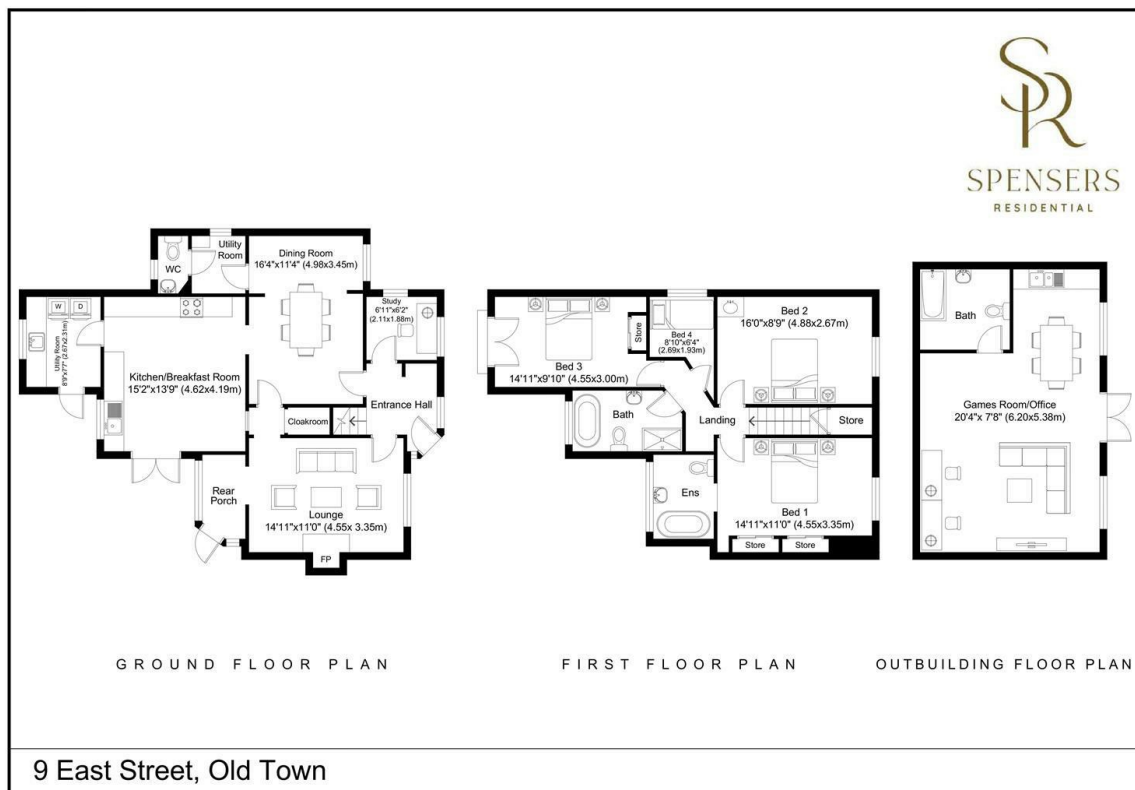
Outside, the landscaped rear garden is an impressive size and is mainly laid to lawn with feature pond and seating areas to relax and dine, including a gated patio.

Area Guide: The property is located close to the historic and picturesque Old Town with its pretty cobbled High Street that has featured in numerous films and shows. The High Street offers a variety of boutique specialist shops, restaurants and public houses, with the delightful St. Marys Church, Town Hall, newly regenerated Gadebridge Park and The Marlowes shopping centre nearby. Excellent transport links are within easy reach, including Hemel Hempstead Station which offers fast trains into London Euston, the M1 motorway and London Luton Airport.



Council Tax Band: E





Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |