

1 Crescent Road  
Old Town,  
HP2 4AH

David  
**Doyle**  
Sales and Lettings

OIEO £675,000 Freehold



An exceptional detached period property constructed in 1884. This beautiful four bedroom family home with a garage is situated in a much sought after `Old Town` position close to excellent amenities, highly regarded schooling, Gadebridge Park and travel links. With tasteful accommodation throughout and retaining many character features, the accommodation comprises a hallway with stairs to the first floor, a generous living /dining room with a cast iron fireplace, a large kitchen/breakfast room arranged with a vast range of wall and base units, integrated appliances, a `Butler` sink, separate utility room and the integrated garage. To the first floor are four bedrooms, three of which are doubles and the master with a lovely bright dressing area, a generous landing and the four piece family bathroom arranged with a white suite and chrome fittings. Externally, the property has a generous and mature landscaped rear garden with decked and patio seating areas, plants and shrubs, fenced boundaries and side access. To the front of the property is a driveway with access to the garage and steps to the front floor. Offered in excellent order throughout, an internal viewing is much advised.

The nearby `Old Town` High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit

## Four Bedroom Detached Character Family Home

Garage

Sought After `Old Town` Situation

Close To Amenities, Schools & Parks

Updated To An Excellent Standard By The Current Owners

Retaining Character Features

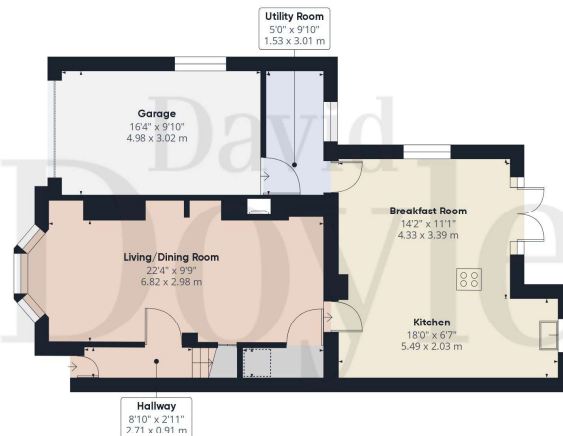
Mature Landscaped Rear Garden

Master Bedroom With Dressing Area

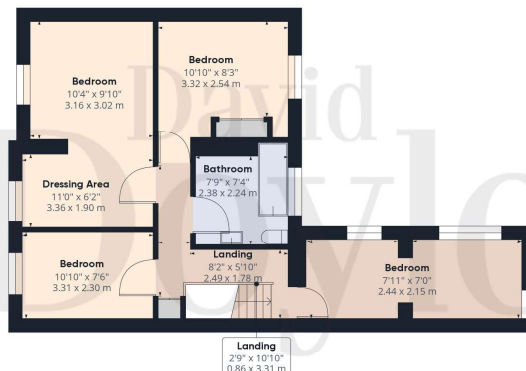
Viewing Advised

Council Tax Unknown

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1426.3 ft<sup>2</sup>

132.51 m<sup>2</sup>

Reduced headroom

5.34 ft<sup>2</sup>

0.5 m<sup>2</sup>

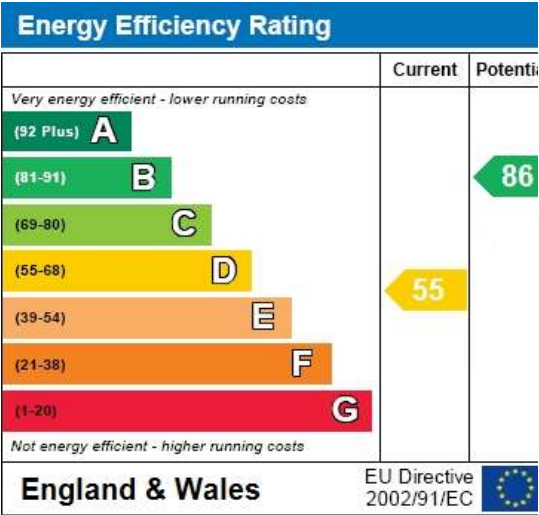
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

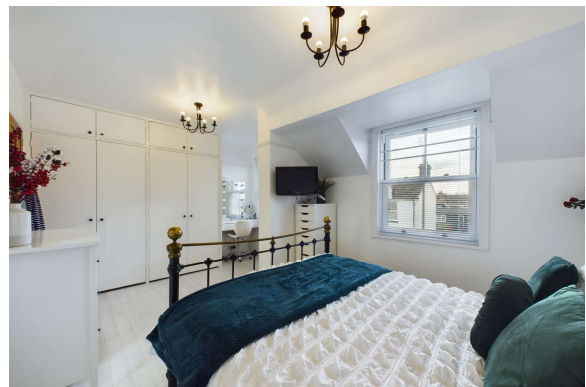
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# 1 Crescent Road, Old Town, Hemel Hempstead, Hertfordshire, HP2 4AH

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1884
Council Tax Band	E
This year council tax charge	£2525.43
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Garage Permit Parking
Please state any costs per annum for parking	£40pa for first car, £60 for second
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.