

**30 Church Street, Old Town,
Hemel Hempstead,
Hertfordshire, HP2 5AD**

**David
Doyle**
Sales and Lettings

Price £439,950 Freehold



This beautifully presented 2 double bedroom end of terraced character cottage with a generous and pleasantly private rear garden, is conveniently located for the historic and picturesque Old Town with its cafes, bars, and restaurants. Gadebridge Park is also close to hand. The ground floor is arranged with a good sized living room with a bay window with sash windows and a feature fireplace, a formal dining room, a spacious kitchen and a welcoming entrance hall with stairs leading to the first floor. The kitchen is dual aspect and fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces and a door that offers access to the rear garden. The first floor features 2 double bedrooms and a good sized bathroom that is fitted in white with chrome fittings. The rear garden is pleasantly private and arranged with a gravel seating area for outside entertaining, otherwise laid to lawn with fenced boundaries and gated side access. Viewing is highly recommended to fully appreciate this property.

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

Hemel Hempstead, with its Malls of Riverside and The Marlowes, offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Beautifully presented 2 double bedroom character cottage

Convenient for the historic and picturesque Old Town

Living room with bay window and feature fireplace

Formal dining room

Good size fitted kitchen

First floor family bathroom

Pleasantly private rear garden

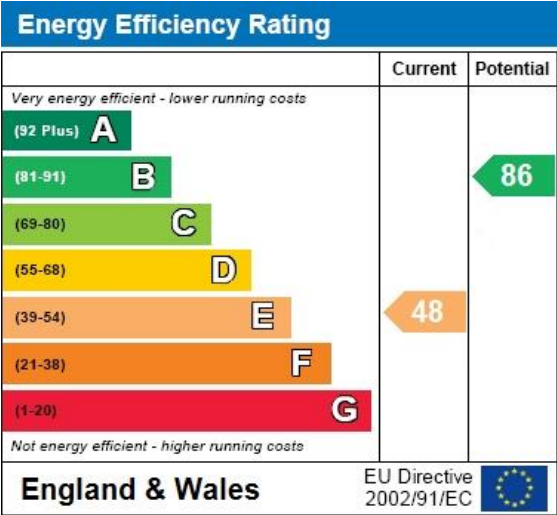
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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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?	1870
Council Tax Band	C
This year council tax charge	£1925.37
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	None On Road
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	No
Is the property an apartment?	No
Is the property in a conservation area?	No

Is the property listed?	No
Are there any restrictive covenants?	Yes
If yes please state what restrictions are in place.	<p>Must not carry on a trade or business at the property</p> <p>Must not keep pets on the land other than domestic pets.</p> <p>Cannot park any trade vehicles on the land.</p> <p>Extension works to property would require a 'covenant consent' from the local council as well as normal planning permission.</p>
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	Numbers 32 & 34 have right of way access via side alley by foot only.
Is your property is 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?	Yes
If yes please give details about what has occurred.	Survey conducted when we moved in 10 years ago suggested evidence of historic subsidence but no evidence to suggest it continued.
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.