

75 Alexandra Road

Old Town

HP2 4AG

David  
**Doyle**  
Sales and Lettings

OIEO £435,000 Freehold



A rarely available three double bedroom end of terrace property located in this premier 'Old Town' side road conveniently situated for highly regarded schooling and excellent amenities. The internal accommodation would benefit from some updating and currently comprises a generous entrance hall with stairs to the first floor, two bright reception rooms, a kitchen with separate scullery and a WC to the ground floor. To the first floor is a spacious landing with loft access and doors to three double bedrooms and the family bathroom. The property also benefits from a large cellar which has scope to be converted to a usable room as it has good head height and has been lagged. Externally, the property has a beautiful mature rear garden with colourful plants, trees and shrubs, seating areas, fenced boundaries and a cottage garden to the front of the property with walled boundaries. Offered with the benefits of some replacement double glazing, gas central heating and excellent scope to update, an appointment to view is highly recommended to appreciate the potential this property has to offer. NO UPPER CHAIN.

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.

Rarely Available Three Double Bedroom Character Property

Situated In A Popular `Old Town` Location

Close To Schools & Amenities

Plenty Of Scope To Update

Excellent Proportions

Two Reception Rooms

Beautiful Gardens

NO UPPER CHAIN

Viewing advised

Council Tax Band E

Freehold

 <p>Floor -1</p>	 <p>Ground Floor</p>	
 <p>Floor 1</p>		<p>Approximate total area<sup>m</sup></p> <p>1186.41 ft<sup>2</sup></p> <p>110.22 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

Scan here for more details







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

## 75 Alexandra Road, Hemel Hempstead, Hertfordshire, HP2 4AG

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 £1894 (23/24)

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 Permit Parking

Please state any costs per annum for parking £40

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

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