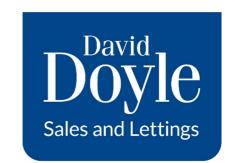
# 75 Alexandra Road Old Town HP2 4AG



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



### Scan here for more details



















CALL 01442 248671 OR EMAIL 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 are?	No	
Is the property listed?	No	
Are there any restrictive covenants?	No	
Are there any rights of way or easements?	No	
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 movement?	structural	l No
Is your property in the vicinity of any consistoric mining?	urrent or	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 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 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/les.