

**9 East Street**

**Old Town**

**HP2 5BN**

David  
**Doyle**  
Sales and Lettings

**Guide Price £800,000** Freehold



A rarely available Detached property located in one of Hemel Hempstead Old Town`s premier side roads close to local amenities, highly regarded schooling and newly regenerated Gadebridge park.

Dating back to the turn off the century, the property has been sympathetically updated by the current owners. The property has been extensively reconfigured and extended by the current owners yet retaining a wealth of charm and period features. The accommodation comprises an entrance hall with an attractive tiled floor and doors to a study, two reception rooms, The lounge with quality wooden flooring and a cast iron fireplace and mantle and opening to a rear porch area and the Dining room, also with quality wooden flooring opening to an impressive kitchen/breakfast room with a vast range of wall and base units, integrated appliances and granite work surfaces, a Guest cloakroom, boot room and a separate utility room with space and plumbing for white goods. To the first floor is a spacious landing with loft access and doors to 4 bedrooms, 3 of which being doubles and the Master with fitted wardrobes and a luxurious en suite bathroom, Bedroom 3 with a Juliet Balcony overlooking the rear garden and also accessed from the landing is a refitted family bathroom with a four piece suite including a traditional style roll top bath. Externally the rear garden is a particular feature of the garden being of impressive size and arranged with a gated patio area leading to a generous lawn with a pond, fenced boundaries and a large structure to the gardens end which has light, power and a bathroom and kitchenette, perfect as an annexe for an older child or a home office offering multiple use. To the front of the property is a Driveway providing extensive Off Street Parking and further parking behind gates if necessary and walled

boundaries. Offered in beautiful decorative order throughout and with square footage in excess of 2000, an internal viewing is a must to appreciate this very special family home.

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.

4 Bedroom Detached

Driveway

Old Town Situation

Extended and Reconfigured

Fantastic Condition Throughout

Impressive Rear Garden

Garden Room/Annexe with Plumbing

2 Large Reception Rooms

Impressive Kitchen/Breakfast Room

Call Now To View

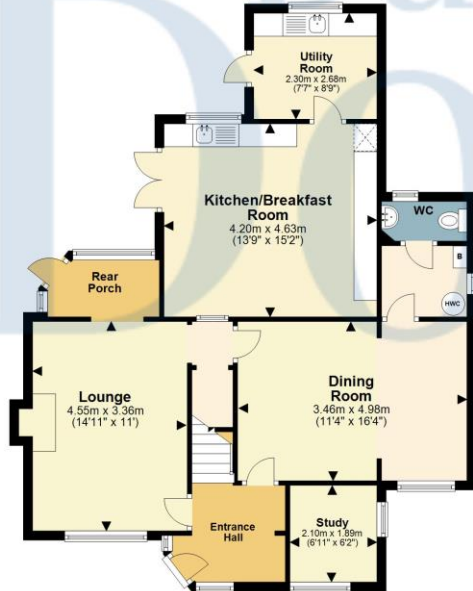
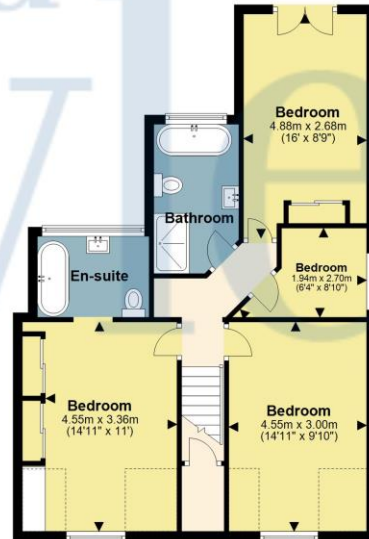
Council Tax Band E

Freehold

**Ground Floor**  
Approx. 126.2 sq. metres (1358.0 sq. feet)



**First Floor**  
Approx. 65.1 sq. metres (700.2 sq. feet)



Total area: approx. 191.2 sq. metres (2058.2 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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

## 9 East Street, Hemel Hempstead, Hertfordshire, HP2 5BN

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? 1920

Council Tax Band E

This year council tax charge 2647.38

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Slate roof

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 Fibre

What parking facilities does your property have Private/driveway

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? 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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