

**The Corner House, 4 Church  
Street, Old Town, Hemel  
Hempstead, Hertfordshire,  
HP2 5AD**

David  
**Doyle**  
Sales and Lettings

**Offers Over £650,000** Freehold



This handsome 4 bedroom detached character home offers spacious and flexible accommodation while retaining a wealth of period features throughout. It is conveniently located for the historic Old Town with its cobbled high street and range of cafes, restaurants and bars. Also within walking distance are Gadebridge Adventure Park, the Hemel skate park and water park.

The ground floor is arranged with a generous living room with an open fire at one end and a feature fireplace at the other, a dining room with an open fireplace, a breakfast room ideal for informal dining and again a feature fireplace and a refitted kitchen with an impressive vaulted ceiling. The ground floor is completed with a useful shower room, an entrance porch and an inner hallway that offers access to the basement and the first floor accommodation. The basement offers flexibility of uses as an office, a sitting room or bedroom 4 and we understand from the vendors that this has been professionally tanked recently.

The first floor continues to impress with 3 good sized bedrooms all with feature fireplaces and a luxuriously fitted 4 piece family bathroom.

The property benefits from both front and rear gardens, the front garden is arranged with low maintenance in mind and cast iron railing and gate to the property's front and side curtilages. The rear garden is pleasantly private with a good sized patio seating area for outside entertaining, an area laid to lawn and an impressive studio that measures 23' x 10'. This studio offers a great deal

of flexibility and could be utilised as a home office, work shop and offers scope to create annexed accommodation STNC.

This is really a stunning home that offers a wealth of period features and an internal viewing is highly recommended to full appreciate what this property has to offer.

We understand from the vendor there is detailed planning in perpetuity for two parking spaces at the top left hand side of the rear garden to be accessed from the side road and with a dropped kerb.

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.

Detached 4 bedroom character home located in the picturesque Old Town

Spacious and flexible accommodation

Generous living room with both an open fire and a feature fireplace

Dining room and breakfast room

Refitted kitchen with an impressive vaulted ceiling

Basement. Downstairs shower room. Useful entrance porch

First floor family bathroom

Three first floor double bedrooms and with feature fireplaces

Pleasantly private rear garden with a useful studio that offers annexed potential STNC

Viewing is a MUST

Council Tax Band E

Tenure -Freehold

**Ground Floor**  
Approx. 93.1 sq. metres (1002.4 sq. feet)



Total area: approx. 152.7 sq. metres (1643.8 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>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(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**

# The Corner House, 4 Church Street, Old Town, Hemel Hempstead, Hertfordshire, HP2 5AD

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 £2,647

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 Fibre

What parking facilities does your property have Planning permission for parking spaces

Please state any costs per annum for parking none

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.