

32 Herbert Street, Old Town,
Hemel Hempstead,
Hertfordshire, HP2 5HW

David
Doyle
Sales and Lettings

Price £550,000 Freehold



An attractive and rarely available 3-bedroom Victorian family home located on a sought-after road in the historic Old Town, this property spans three floors and blends modern living with period charm, retaining a wealth of original features.

The ground floor layout includes a living room that features a bay sash window, an original cast iron open fireplace (with a matching mantle, decorative tiled cheeks and a tiled hearth) and stripped and varnished pine flooring. Adjacent is the formal dining room, similarly styled with stripped pine flooring and offering an elegant space for family dinners or entertaining. The property enjoys double glazing throughout, except here, where the original sash has been kept as a feature. The welcoming entrance hall connects all areas of the home, providing access to the first floor, lower ground floor, a convenient guest cloakroom, and a raised terrace seating area, which overlooks the rear garden. Steps lead down from the terrace to a peaceful, well-maintained garden.

On the lower ground floor, you'll find a spacious kitchen breakfast room, which opens onto a sunken patio seating area that is perfect for outdoor dining. The kitchen is fitted with shaker-style wall-and-floor-mounted units, Corian work surfaces, a dual-fuel Rangemaster cooker with an extractor hood, a large pantry, and tiled flooring.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The primary bedroom has a bay sash window offering far-reaching rooftop views and a feature cast iron

fireplace with tiled cheeks. The modern bathroom suite comprises of a panelled bath with a rainfall shower overhead, a handheld shower attachment and a fitted shower screen; a pedestal wash hand basin; a low-level WC; and a chrome heated towel rail.

The property also benefits from a practical and private home office, perfect for remote work or creative pursuits and accessed via the lower ground patio. The south facing landscaped garden includes a sunken patio area and a neatly maintained lawn with variegated and mature herbaceous borders and gated rear access.

Viewing is highly recommended.

The nearby Old Town High Street has been described as the prettiest road in the country, with Victorian architecture, beautiful St Mary's Church, the Town Hall, cobbled streets, restaurants, public houses, and boutique shops. Gadebridge Adventure Park, with a large playground, skate park, and splash park, is also close at hand.

Hemel Hempstead town centre, with the Riverside and Marlowes shopping centres, offers a full range of facilities and amenities. And for commuters, both the M1 and M25 are nearby, as is the mainline railway station, which provides a fast and frequent service to London Euston.

Spacious and well presented 3 bedroom family home retaining a wealth of period features

Conveniently located to the picturesque and historic Old Town

Living room with a bay sash window, feature fireplace and stripped and varnished pine flooring

Formal dining room. Kitchen breakfast room

Guest cloak room

Family bathroom

Primary bedroom that enjoys far reaching roof top views

Office

Pleasantly private south facing rear garden

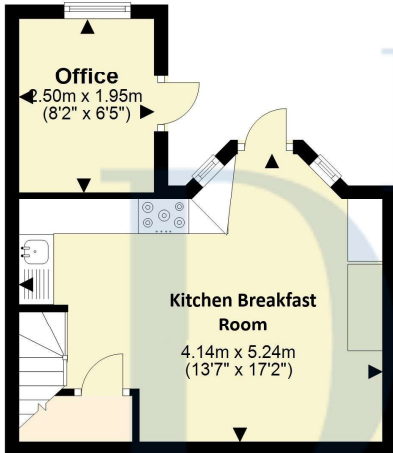
Viewing is a MUST

Council Tax Band D

Tenure -Freehold

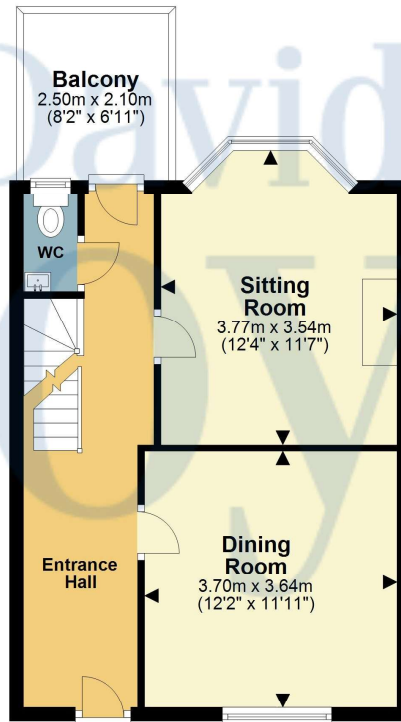
Lower Ground Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



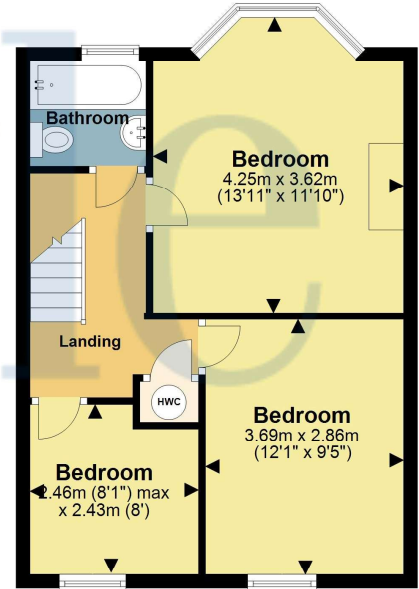
Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 106.0 sq. metres (1140.8 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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





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? 1890

Council Tax Band D

This year council tax charge £2166.04

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 to the cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have on street and car park at back (free)

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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