

31 George Street, Old Town,  
Hemel Hempstead,  
Hertfordshire, HP2 5HJ

David  
**Doyle**  
Sales and Lettings

Guide Price £600,000 Freehold



**DEVELOPERS AWARE!!!** This handsome period 3 bedroom semi detached home on a sizable plot that backs on to St Mary`s Road 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 good sized living room with a feature fireplace with sash windows, a separate dining room fitted kitchen and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 bedrooms a family bathroom and a separate cloak room all accessed from the first floor landing.

The corner garden is an outstanding feature of this property, offering a side and rear garden that backs on to St Mary`s Road to the rear.

This property retains a wealth of period features and scope to extended and improve. Viewing is highly recommended.

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.

Semi detached 3 bedroom period property located in Hemel Hempstead Old Town

Conveniently located for local shops and amenities

Good sized living room

Separate dining room

Kitchen

First floor family bathroom

Separate cloak room

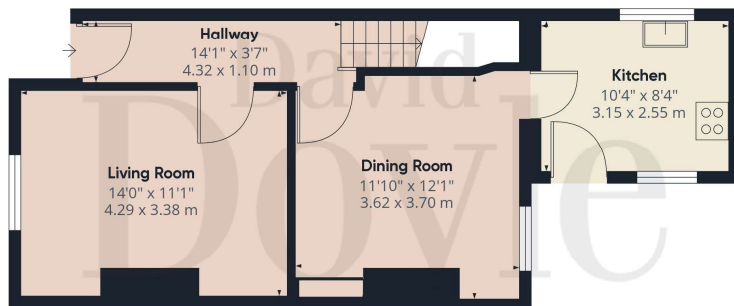
Side and rear garden

This property retains a wealth of period features and scope to extended and improve

Viewing is a MUST

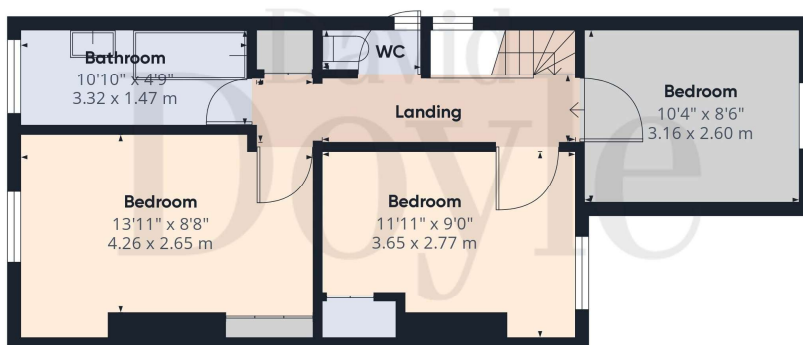
Council Tax Band D

Tenure -Freehold



Ground Floor

Approximate total area<sup>m</sup>  
896.1 ft<sup>2</sup>  
83.25 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

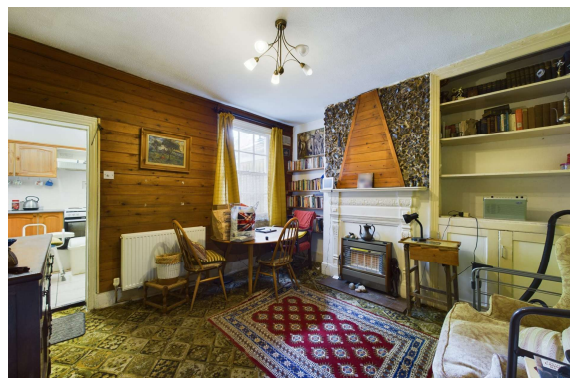
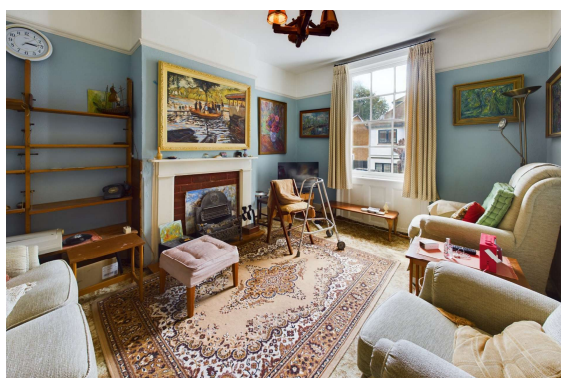
GIRAFFE360

Scan here for more details



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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**

## 31 George Street, Old Town, Hemel Hempstead, Hertfordshire, HP2 5HJ

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? Victorian Early 20th Century

Council Tax Band D

This year council tax charge 2166

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 None connected

What parking facilities does your property have None

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? Yes

If yes please state what restrictions are in place. Some restrictive covenant on planning in the garden. Unsure of details

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 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.