



70 High Street, Hemel Hempstead, HP1 3AQ

Guide price £650,000

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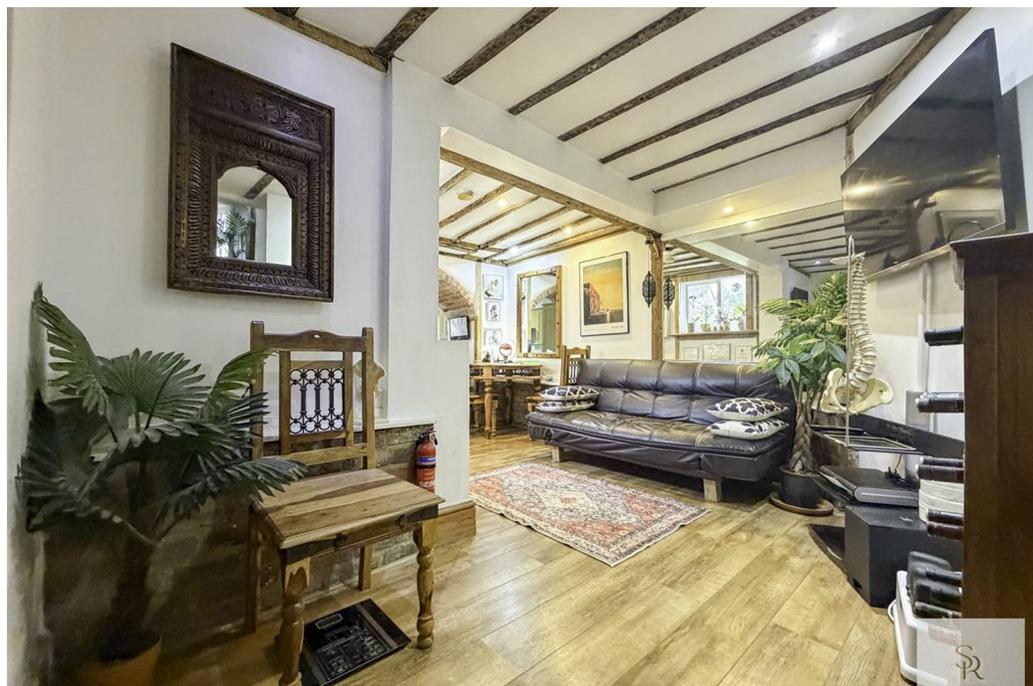
Estimated to be over 350 years old, this utterly enchanting Grade II listed cottage, affectionately known locally for its iconic pink door – sits proudly within the heart of Hemel Old Town, just a short stroll from boutique shops, independent salons, cosy coffee spots, wine bars, a brand-new artisan pizzeria, and the wide open greenery of Gadebridge Park. It is Old Town living at its absolute finest – quaint, characterful, yet incredibly well connected.

Arranged over four beautifully configured floors, including a split-level ground and lower ground layout, the home is a masterclass in heritage charm meeting modern functionality. Original exposed beams, exposed brickwork, and timeworn floorboards weave through the property, creating warmth and texture at every turn.

The ground and lower ground floors offer an inviting open-plan kitchen, dining and breakfast space – ideal for entertaining or relaxed family living – with access to a versatile lower ground room currently utilised as a work-from-home studio. Whether you require a dedicated home office, creative space, guest bedroom or snug retreat, this flexible area adapts effortlessly to modern life.

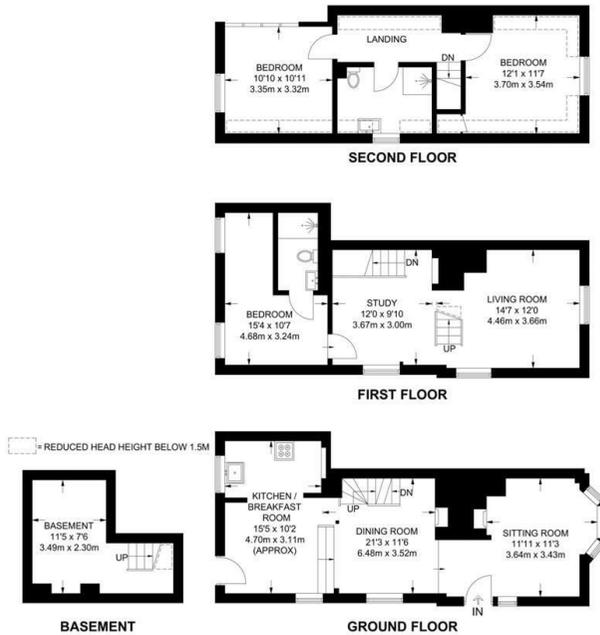


Council Tax Band:



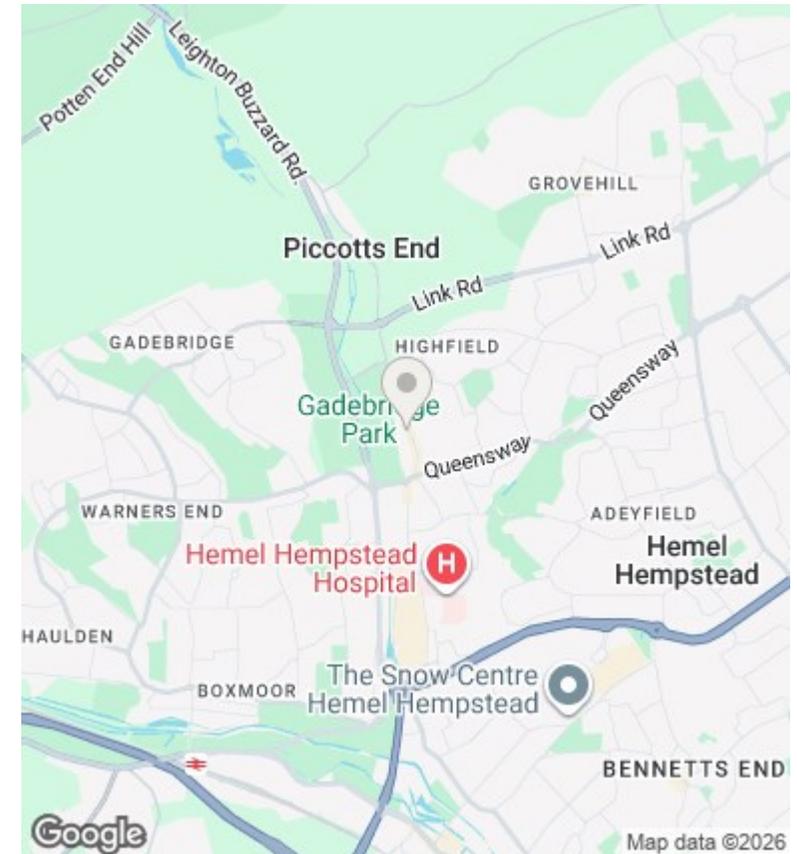
Area Guide

Hemel Hempstead Old Town is the historic centre of the town, known for its charming High Street lined with Georgian, Victorian and Tudor buildings. It offers a village-like atmosphere with independent shops, cafés, pubs and restaurants, alongside cultural venues such as the Old Town Hall. The area is close to Gadebridge Park, providing large green spaces and family-friendly activities. With its blend of heritage, boutique businesses and a relaxed community feel, the Old Town provides a characterful alternative to the modern New Town nearby.



APPROXIMATE GROSS INTERNAL AREA
1342 SQ FT / 124.6 SQ M

This plan has been drawn for illustrative and identification purposes only.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	