



## Christchurch Road, Hemel Hempstead, HP2 5BD

### Offers In Excess Of £475,000

Situated in Hemel Hempstead's Old Town is this immaculate terraced home. Boasting three bedrooms, 18'10 lounge/dining room, 12'3 modern fitted kitchen with quartz worktops and integrated appliances, downstairs cloakroom, gas central heating, double glazing, south facing rear garden, summerhouse/home office with light and power, off road parking with a EV charger point and garage.

Located in a Cul de Sac close to the historic Old Town High Street with its local shops, restaurants and coffee shops, Gadebridge Park, Hemel Hempstead town centre and within easy reach of Hemel Hempstead mainline station which is only 30 minutes into London Euston and the M1, M25 and A41 road links.

Nestled on Christchurch Road in the charming Old Town, this immaculate three-bedroom terraced house offers a perfect blend of modern living and traditional comfort. Spanning an impressive 926 square feet, the property boasts a well-designed layout that is ideal for families or professionals seeking a tranquil yet convenient lifestyle.

Upon entering, you are welcomed into a spacious 18'10 lounge/dining room, which provides an inviting space for relaxation and entertaining. The modern fitted kitchen is a true highlight, featuring elegant quartz worktops and integrated appliances, making it a joy for any home cook. Additionally, the property benefits from a downstairs cloakroom, enhancing practicality for everyday living.

The three well-proportioned bedrooms offer ample space for rest and rejuvenation, while the contemporary bathroom ensures a comfortable and stylish bathing experience. The house is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, there is a south facing rear garden and the property features a delightful summerhouse that can serve as a home office or a peaceful retreat, perfect for those who work from home or simply wish to enjoy a quiet moment. The garage and off-road parking with a EV charger point which provides added convenience, making this home not only beautiful but also functional.

This terraced house on Christchurch Road is a rare find, combining modern amenities with a desirable location. With its close proximity to local shops, schools, and transport links, it presents an excellent opportunity for anyone looking to settle in the heart of Hemel Hempstead. Do not miss the chance to make this lovely property your new home.

### Entrance Hall



### Downstairs Cloakroom



### Lounge/Dining Room 18'10 x 9'10 (5.74m x 3.00m)



**Modern Fitted Kitchen 12'3 x 7'5 (3.73m x 2.26m)**



**Bedroom Three 8'8 x 8'6 (2.64m x 2.59m)**



**Bedroom One 12'11 x 8'8 (3.94m x 2.64m)**



**Bathroom**



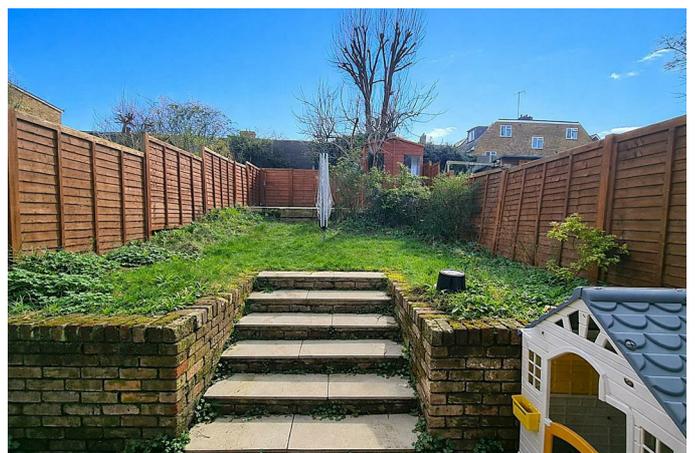
**Bedroom Two 9'10 max x 9'10 max (3.00m max x 3.00m max)**



**Off Road Parking**

**Garage**

**Rear Garden**



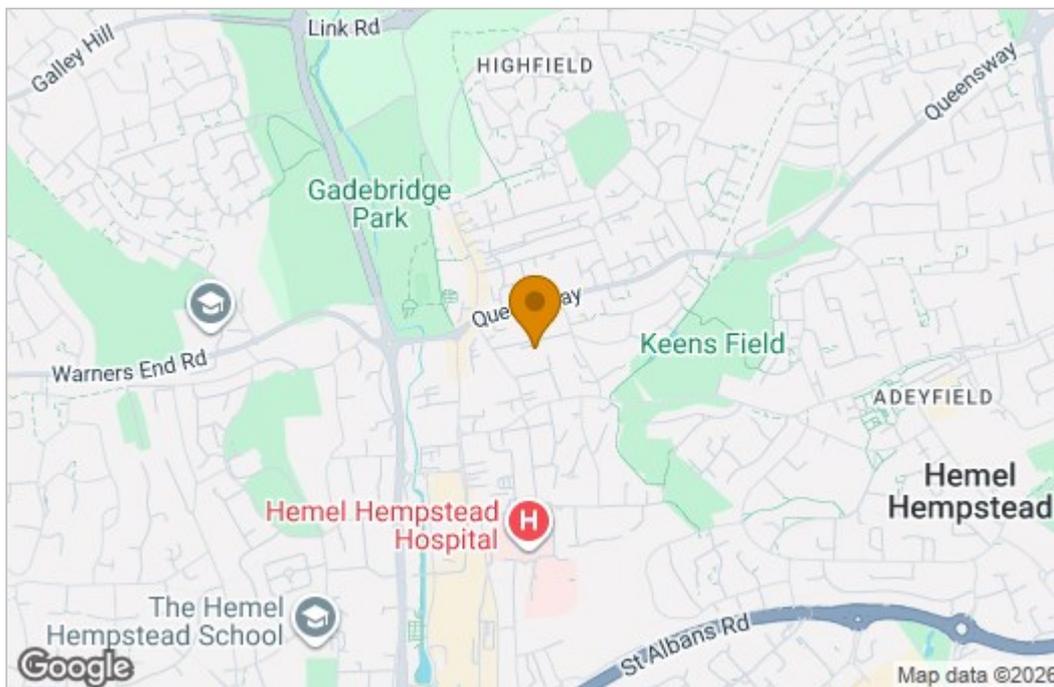
**Summer House/Home Office**



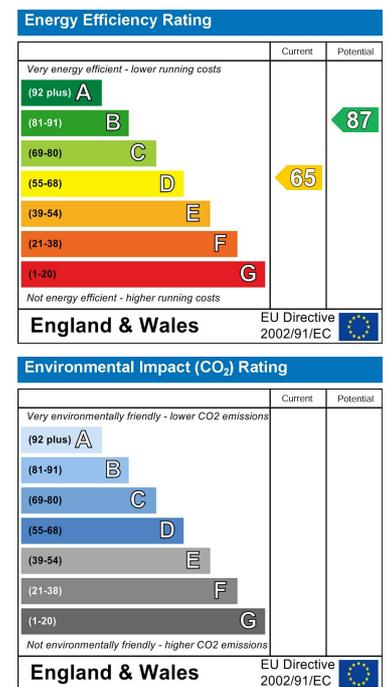
# Floor Plan



# Area Map



# Energy Efficiency Graph



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