



Church Street, Hemel Hempstead, HP2 5AD
Asking price £400,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A charming and beautifully presented end of terrace character home, ideally positioned along the sought after Church Street, located approximately 0.3 miles from Hemel Hempstead's historic Old Town.

Accommodation includes an entrance hallway, bay fronted living room, dining room, luxuriously appointed kitchen, two double bedrooms and a refitted family bathroom.

Externally the property benefits from an area of front garden and a delightful rear garden. Council tax band C. Contact sole appointed agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Wood effect flooring. Recessed down lighting. Stairs rising to the first floor accommodation. Access to the dining room and living room.

Living Room

Glazed sash style bay window. Radiator. Wood effect flooring. Built in storage. Recessed down lighting.

Dining Room

Glazed window. Radiator. Wood effect flooring. Storage cupboard. Recessed down lighting. Access to the kitchen.

Kitchen

Double glazed window. Two double glazed sash style windows. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated gas hob with extractor over. Integrated wine cooler. Space for a freestanding fridge freezer, dishwasher and washing machine. Ceramic sink with drainer unit and mixer tap. Tiled walls. Tiled flooring. Radiator. Recessed down lighting.

First Floor Landing

Radiator. Recessed down lighting. Access to the loft. Access to the family bedroom and two bedrooms.

Bedroom

Double glazed sash style window. Radiator. Recessed down lighting. Built in wardrobes.

Bedroom

Double glazed sash style window. Recessed down lighting. Storage cupboard.

Family Bathroom

Glazed sash style window. Fitted with a three piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail. Radiator. Recessed down lighting.

To The Front

An area of front garden laid with slate chippings. Partly enclosed by a low level brick wall. Quarry style tiling to the front door.

To The Rear

A private garden arranged with areas of hard standing, loose stones and lawn. Enclosed predominately by timber panel fencing and part walled. Planted borders. Outside tap. Gated side access. Shared side access with right of way for the neighbouring property.

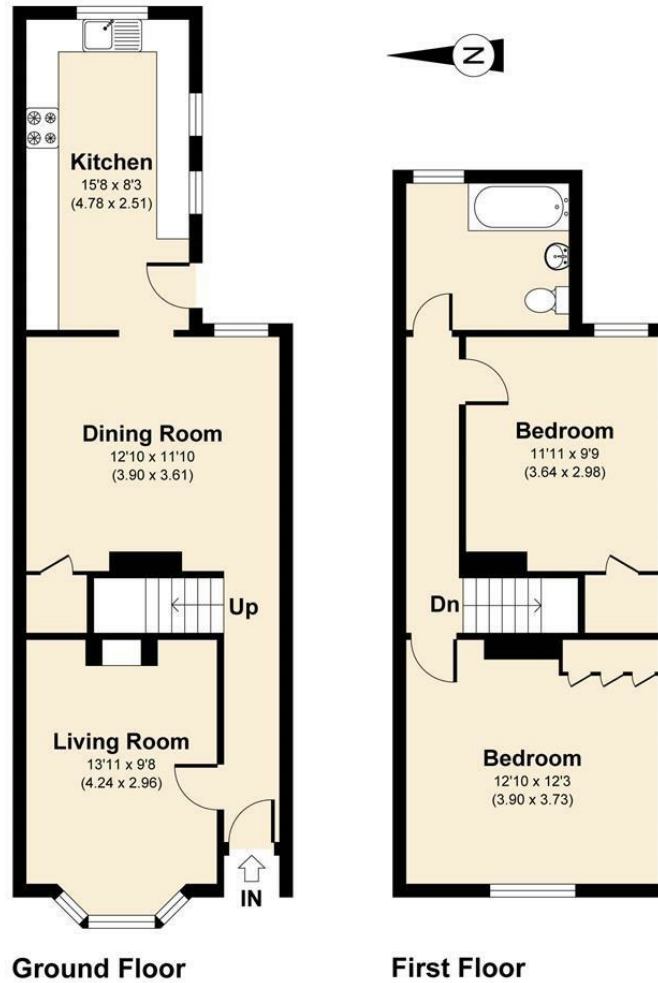
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Sears & Co

www.searsandco.co.uk call: 01442 254 100



Church Street, HP2

APPROXIMATE GROSS INTERNAL AREA 904 SQ FT / 83.95 SQ M
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www.searsandco.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B6 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

