

**9 St Marys Road, Old Town,
Hemel Hempstead,
Hertfordshire, HP2 5HL**

David
Doyle
Sales and Lettings

Price £370,000 Freehold



This well presented 2 double bedroom semi-detached character property, with a generous and pleasantly private rear garden, is conveniently located for the historic and picturesque Old Town with its cafes, bars, and restaurants. Gadebridge Park is also close to hand. The ground floor features a living room with a feature fireplace, dining room, fitted kitchen, utility room and a useful guest cloak room. The first floor boasts 2 double bedrooms and a good-sized family bathroom. The rear garden is a standout feature and landscaped with low maintenance in mind with patio and decked seating areas for outside entertaining, fenced boundaries, and gated side access. Viewing is highly recommended to fully appreciate this property. NO UPPER CHAIN.

The nearby 'Old Town' High Street has been described as the prettiest road in the country and with it's Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops, it is a pleasure to visit.

Hemel Hempstead, with its Malls of Riverside and The Marlowes, offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Well presented 2 double bedroom semi detached character property

Sought after Old Town location

Living room with a feature fireplace

Dining Room

Fitted kitchen. Utility room

Guest cloak room

First floor family bathroom

Pleasantly private rear garden

No upper chain

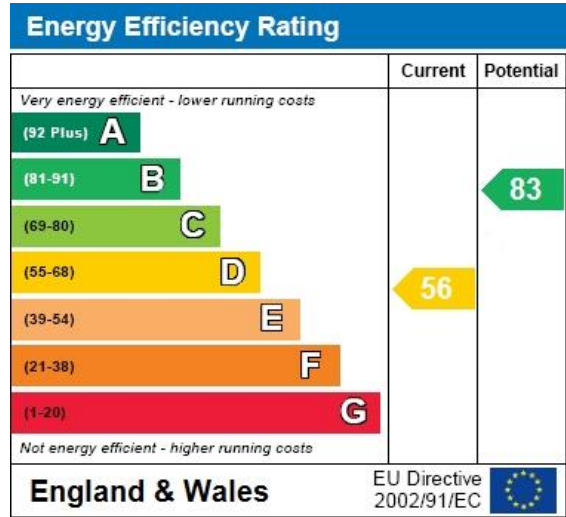
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Scan here for more details





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?	1900
Council Tax Band	C
This year council tax charge	1925.37
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
What parking facilities does your property have	Non-allocated street parking
Please state any costs per annum for parking	N/A
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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