

Church Street, Old Town, HP2 5AD
Offers in excess of £500,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A UNIQUE opportunity to purchase this handsome, DOUBLE FRONTED, period home situated in Hemel Hempstead's historic Old Town. Accommodation includes an entrance porch, SPACIOUS living room, dining room, breakfast area, REFITTED kitchen, downstairs shower room, home OFFICE/study located in the basement, three first floor bedrooms and a LUXURIOUSLY appointed family bathroom with four piece suite. Externally the property further benefits from a private garden and a useful outbuilding providing storage which may offer potential for conversion subject to the necessary permissions. Contact Sears & Co to arrange a viewing. Council tax band E.







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Front Door

Entrance Porch
Tiled floor. Access to the living room.

Living Room
Two sash style windows to front aspect. Two radiators. Coving to ceiling. Fire place. Access to the dining room & inner hallway.

Dining Room
Window. Fire place. Coving to ceiling.

Inner Hallway
Stairs rising to the first floor accommodation. Stairs to basement and access to breakfast area.

Breakfast Area
Window. Electric heater. Access to the kitchen.

Kitchen
Four windows. Door to side aspect leading to the garden. Refitted with a range of eye and base level units with work surfaces over also forming up stands. Built in oven, hob, extractor, washing machine, fridge & freezer. Decommissioned, 4 oven, gas Aga. Recessed down lighting. Vinyl flooring. Radiator. Under unit.

Downstairs Shower Room
Two windows. Fitted with a three piece suite to include a 'Quadrant' shower enclosure, cabinet enclosed wash hand basin and low level w/c. Chrome heated towel rail. Recessed down lighting. Tiled flooring. Tiled walls.

Study/Office
Located in the basement. Skylight/window. Recessed down lighting. Tanked.

First Floor Landing
Access to all rooms. Window. Coving to ceiling. Access to the loft via a fitted retractable loft ladder. The loft is boarded, providing storage space. Lighting and electricity socket.

Bedroom One
Window. Radiator. Coving to ceiling.

Bedroom Two
Window. Radiator. Coving to ceiling. Built in cupboard.

Bedroom Three
Window. Radiator. Coving to ceiling. Built in cupboard.

Family Bathroom
Window. Refitted with a four piece suite to include a feature bath, separate shower, cabinet enclosed wash hand basin and low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail.

To The Front
An area of partially enclosed front garden. Steps up to the front door. Gated side access. External electric sockets. External Lighting.

To The Rear
An area of enclosed garden laid with patio style paving and partially lawned. Gated side access. External power. External tap. Security lighting.

Out House
A useful area currently used as storage. Windows. Power & lighting.

Buyers Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.















Total area: approx. 152.7 sq. metres (1643.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

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