

Herbert Street, Old Town, Hemel Hempstead, HP2 5HW
Asking price £450,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

A charming and sympathetically renovated three bedroom end of terrace character home, situated in this prominent position on Herbert Street, Old Town, HP2 with accommodation arranged over three floors, spanning in excess of 1100 sqft and offering potential to extend, subject to the necessary permissions.

Entry level accommodation includes an entrance hallway, well appointed dining room, living room with a bay window and a w/c. The lower ground floor houses an open plan kitchen/breakfast room. The first floor is occupied by a principal bedroom with a bay window, two further bedrooms and a refitted family bathroom with a three piece white suite.







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Externally the property further benefits from a mature cottage style garden with a delightful terrace and a useful home office.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Exposed wood flooring. Radiator. Metre cupboard. Stairs leading down to the lower ground floor accommodation. Stairs leading up to the first floor accommodation. Double glazed door leading to the terrace. Access to the living room, dining room and w/c.

Living Room
Double glazed sash style bay window. Radiator. Feature fireplace with a tiled hearth. Exposed wood flooring. Ornate coving to the ceiling.

Dining Room
Glazed sash window. Radiator. Exposed wood flooring.

W/C
Double glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Radiator. Tiled walls. Recessed down lighting. Exposed wood flooring.

Kitchen/Breakfast Room
Two double glazed windows. Double glazed door leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. 'Rangemaster' oven with extractor over. Integrated slimline dishwasher. Space for a freestanding fridge freezer, washing machine and tumble dryer. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Recessed down lighting. Fireplace with wooden surround. Pantry cupboard.

First Floor Landing
Airing cupboard. Access to the loft. Access to all rooms.

Bedroom
Double glazed sash style bay window. Radiator. Feature fireplace with stone hearth.

Bedroom
Double glazed sash style window. Radiator.

Bedroom
Double glazed sash style window. Radiator.

Family Bathroom
Double 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. Chrome heated towel rail. Tiled floor. Tiled walls. Recessed down lighting.

To The Rear
A private garden arranged with areas of cobblestone style patio and lawn. Gated rear access. Area of planted beds. Outside tap. Outside light. Enclosed by timber panel fencing and part walled. Iron staircase leading to the terrace.

Office
Double glazed patio style doors. Double glazed window. Tiled flooring. Power and lighting. Under floor heating.

Buyer 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.



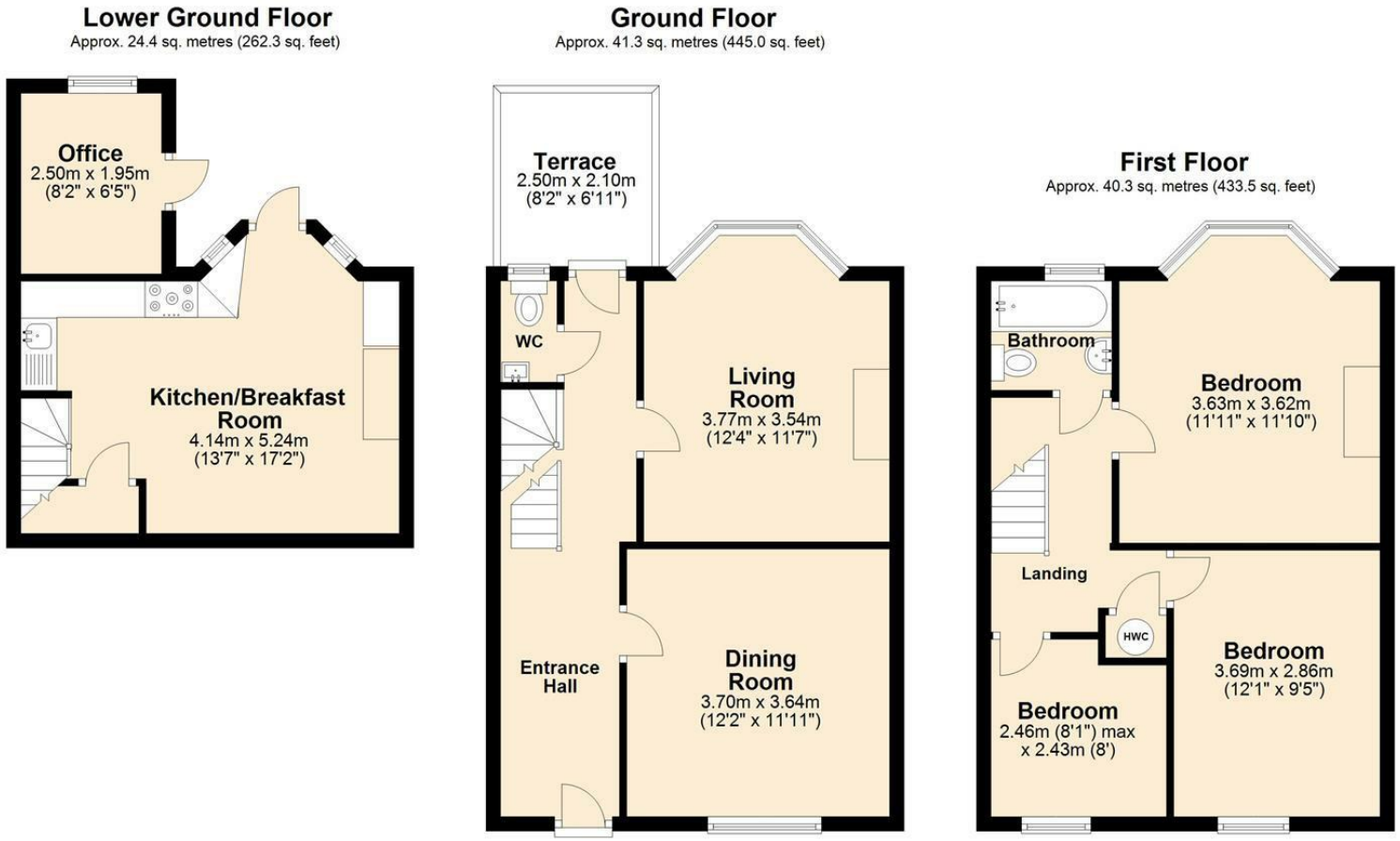








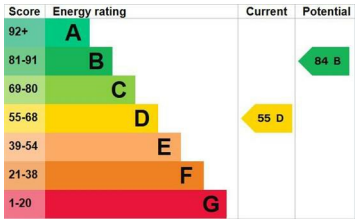




Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright ª SKMSTUDIO
Plan produced using PlanUp.

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www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100