



**Herbert Street, Old Town, Hemel Hempstead, HP2 5HW**  
**Asking price £525,000**

**Sears & Co**  
estate & letting agents



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 split over three floors and spanning in excess of 1100 SQFT.

Entry level accommodation includes an entrance hallway, well appointed dining room, living room with 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.

Externally the property further benefits from a MATURE cottage style garden with a DELIGHTFUL terrace and a useful office. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.



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#### **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.

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Double glazed sash style window. Radiator.

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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.





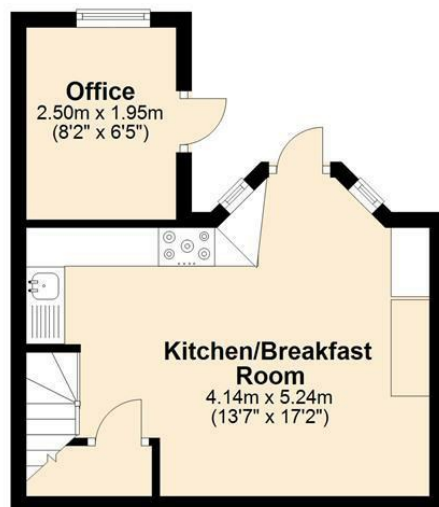






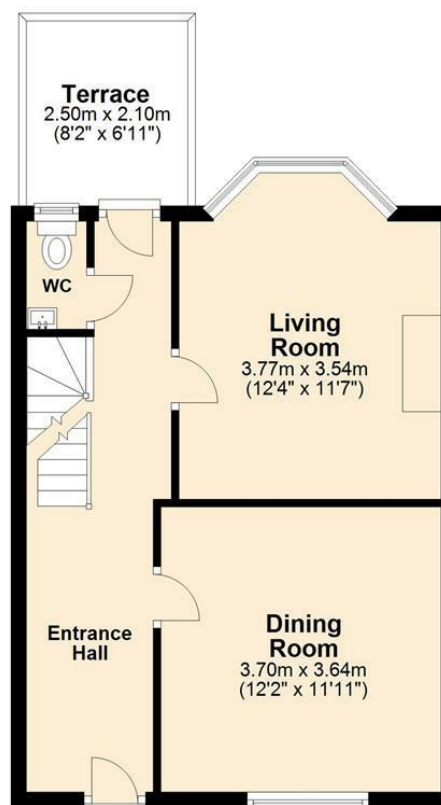
### Lower Ground Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



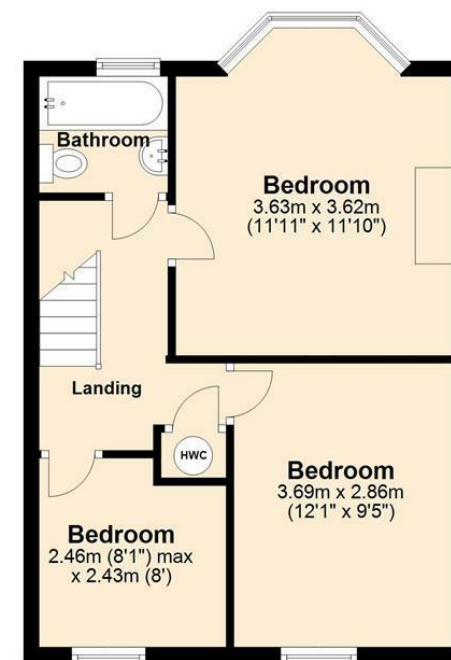
### Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



### First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



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 diligence 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 importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.

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**Sears & Co**

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |