



Christchurch Road, Old Town Borders, Hemel Hempstead, HP2 5BX
Asking price £675,000

Sears & Co
estate & letting agents



www.searsandco.co.uk

Sears & Co

An imposing, extended and beautifully presented character home spanning in excess of 1450 SQFT located on the borders of Hemel Hempstead's historic Old Town.

The layout comprises an entrance hallway, bay fronted living room, impressive open plan kitchen/dining room, 13ft family room with access to the raised decking, utility room, downstairs w/c, 12ft ground floor study, principal bedroom with en suite shower room, three further double bedrooms and a luxuriously appointed family bathroom with a five piece suite.

Externally the property has the added benefit of driveway parking for two cars and a delightful private rear garden arranged with multi level decking and a pond. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

Stained Glass Front Door

Entrance Hallway

Radiator. Wood flooring. Stairs rising to the first floor accommodation. Access to the dining area and living room.

Living Room

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

Dining Area

Double glazed sash style window. Vertical radiator. Wood flooring. Access to the inner hallway. Open plan with steps leading down to the family room. Open plan to the kitchen.

Kitchen

Two double glazed sash style windows. Double glazed door leading to the rear garden. Fitted with a

range of eye and base level units with work surfaces over also forming a breakfast bar. Space for a range style oven with fitted extractor fan over. Integrated low level fridge. Integrated dishwasher. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Wood flooring. Recessed down lighting.

Family Room

Double glazed doors leading to the rear garden. Two radiators. Recessed down lighting.

Inner Hallway

Wood flooring. Archway to the utility room.

Utility Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine, tumble dryer and fridge freezer. Round stainless steel sink with mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting. Access to the study and w/c.

W/C

Fitted with a low level w/c and a vanity wash hand basin. Tiling to splash back areas. Tiled flooring. Radiator. Extractor fan. Recessed down lighting.

Study

Double glazed window. Radiator. Recessed down lighting.

First Floor Landing

Storage cupboard. Radiator. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom

Double glazed doors opening to a Juliet balcony. Two double glazed windows. Velux window. Radiator. Storage cupboard. Access to the en suite shower room.

En Suite

Double glazed window. Fitted with a three piece suite to include an oversized shower enclosure, vanity wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Under floor heating.

Bedroom

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

Bedroom

Double glazed sash style window. Radiator.

Bedroom

Double glazed sash style window. Radiator. Exposed wood flooring. Storage cupboard.

Family Bathroom

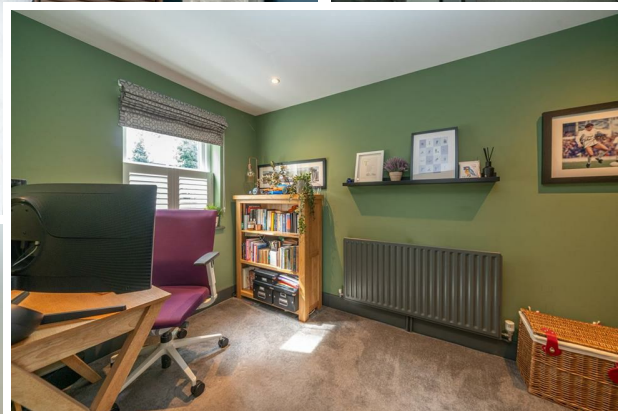
Double glazed window. Fitted with a five piece suite to include a panel enclosed bath, oversized shower cubicle with ornate mosaic tiling, double vanity sink units and a low level w/c. Partially tiled walls. Tile effect flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan. Under floor heating.

To The Front

An area of cobblestone block paving providing driveway parking for two cars and a pathway to the front door. Quarry tiled step.

To The Rear

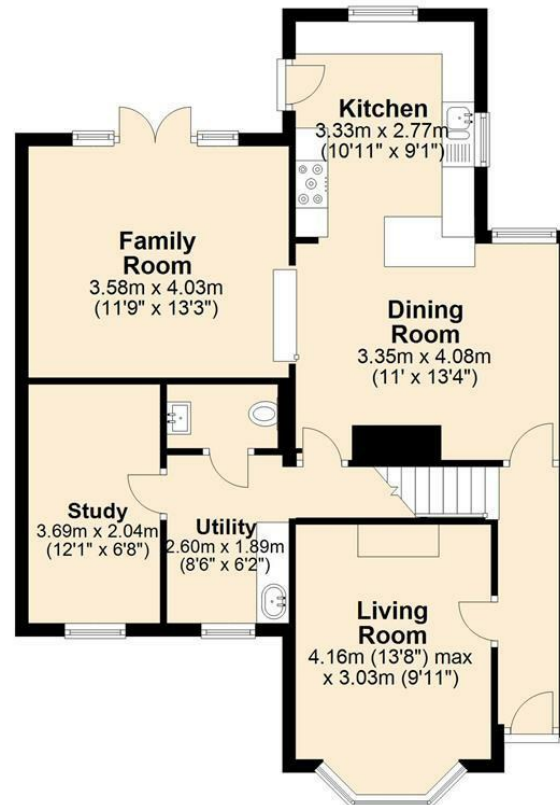
A private garden arranged with areas of decking, patio and lawn. Planted borders. Apple tree. Pond. Storage. Outside lighting. Outside power. Outside tap. Enclosed by timber panel fencing and part walled. Slim gated side access.





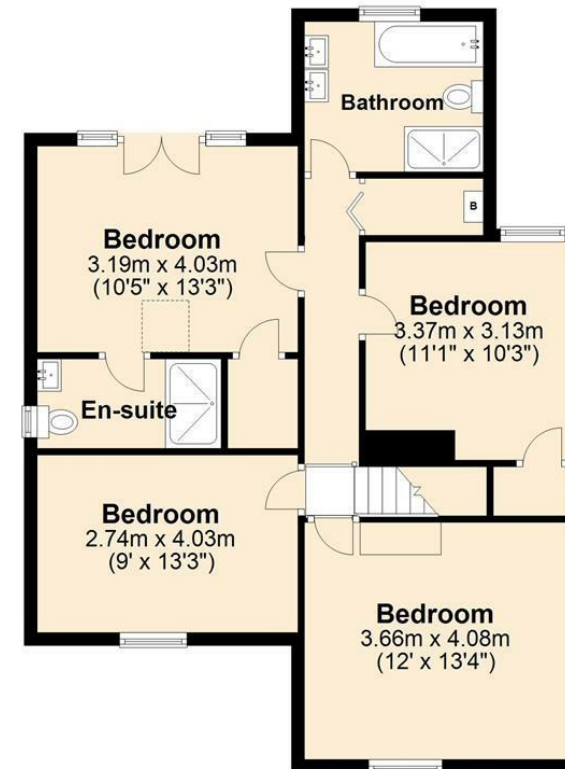
Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 138.5 sq. metres (1491.1 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.□

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

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		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		