

David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

01442 248671

**2 Broad Street, Old Town,
Hemel Hempstead,
Herts. HP2 5BW**

**Guide Price
£385,000
Freehold**



Attractive and highly individual 4 bedroom detached character home situated in this highly desirable residential area. Ensuite shower room to Master Bedroom.

Refitted first floor Bathroom.

Lounge with feature fireplace. 15'5 approx. Dining Room.

Refitted Kitchen/Breakfast Room with 'beech' fronted

units. Utility Room. Downstairs Cloakroom.

Gas Heating to Radiators. Double Glazing.

Private and established gardens. Garage.

VIEWING HIGHLY RECOMMENDED



STORM PORCH

With outside light. Quarry tiled step and oak front door to:-

ENTRANCE HALL

Original Oak parquet floor in a herringbone design. Radiator with decorative cover. Double glazed window to side aspect. Coving. Return staircase to first floor with turned balustrading.

CLOAKROOM

White suite with chrome fittings and comprising low level WC and wash hand basin with tiled splashback over. Understairs storage recess. Tiled floor. Radiator. Recessed ceiling lighting. Double glazed window to front aspect.

LOUNGE 18'0 (5.49m) max x 13'10 (4.22m)

Double glazed window to rear aspect. Radiator. Feature tiled open fireplace with matching mantle and hearth. Original Oak parquet floor in a herringbone design. Coving.

DINING ROOM 15'0 (4.57m) max x 11'10 (3.61m)

Double glazed french doors with matching double glazed side panels to rear aspect. Radiator. Original Oak parquet floor in a herringbone design. Coving.

KITCHEN/BREAKFAST ROOM 12'4 (3.76m) x 11'1 (3.38m) max

Refitted with a 1½ bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted beech effect fronted units comprising both cupboards and drawers and with the benefit of concealed lighting and matching cornices, pelmets and plinths. Colour co-ordinated 'granite' effect work surfaces and matching breakfast bar. Colour co-ordinated part tiled walls. Large feature extractor hood. Integrated larder style fridge with matching 'beech' front. Space and plumbing for dishwasher. Tiled floor. Recessed ceiling lighting. Dual aspect room with windows to front and side aspects. Large shelved larder cupboard with space and plumbing for automatic washing machine. Door to:-

COVERED SIDE PASSAGE

With double glazed picture window to front aspect. Personal door to garage and opening to:-

UTILITY ROOM 12'5 (3.78m) x 6'10 (2.08m)

Space for white goods. Gas boiler. Double glazed window to rear aspect. Double glazed french door opening to patio and rear garden.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Airing cupboard. Recessed ceiling lighting. Access to large loft space with light via pull down loft ladder. Radiator.

MASTER BEDROOM 15'10 (4.83m) max. narrowing to 10'8 (3.04m) x 12'11 (3.94m)

Double glazed window to rear aspect. Radiator. Stripped and varnished old pine floor. Door to large walk in dressing area/wardrobe.

ENSUITE SHOWER ROOM

White suite with chrome fittings and comprising fully tiled shower cubicle with fitted Aqualisa power shower unit, corner wash hand basin with tiled splashback over and low level WC. Matching chrome heated towel rail. Recessed ceiling lighting. Extractor fan. Double glazed window to side aspect.

BEDROOM 2. 11'8 (3.56m) + large recess x 8'0 (2.44m)

Double glazed window to rear aspect. Radiator.

BEDROOM 3. 10'0 (3.05m) x 7'0 (2.13m)

Double glazed window to front aspect. Radiator. Built in wardrobe.

BEDROOM 4. 8'5 (2.57m) x 7'5 (2.26m)

Double glazed window to side aspect. Radiator. Shelved storage cupboard.

BATHROOM

Refitted in white with chrome fittings and comprising panelled bath with mixer tap, fitted Aqualisa power shower unit over and fitted shower rail. Vanity unit with inset wash hand basin, matching cupboards under and adjacent roll top work surfaces. Low level WC with concealed cistern. Colour co-ordinated part tiled walls with decorative border, pencil and dado tiling. Matching chrome heated towel rail with integral radiator. Recessed ceiling lighting. Shaver point. Double glazed window to front aspect.

OUTSIDE

GARAGE

With power and light. Personal door to covered side passage.

DRIVEWAY TO GARAGE

Providing further off road parking facilities.

FRONT GARDEN

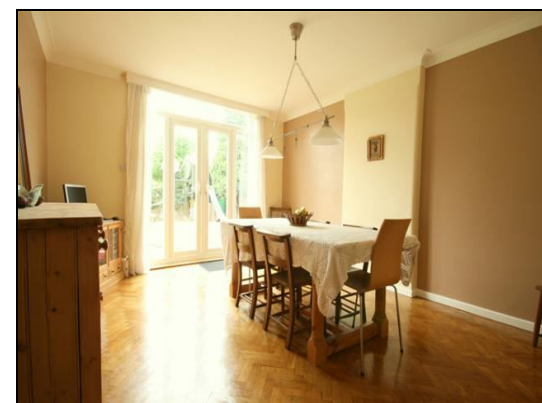
Landscaped with low maintenance in mind and arranged behind a brick retaining wall to the property's front curtilage. Decorative herbaceous display area. Gated side access to rear garden.

REAR GARDEN

An attractive feature of the property being landscaped, private and established southerly facing gardens that are arranged with a patio and large lawn area with established and variegated herbaceous borders. Garden shed. Pretty side garden partly landscaped and partly decoratively shingled. Fenced and walled boundaries.

H7998

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating	
				Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(92-100) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E		54		(39-54) E	48
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



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