

**78 Alexandra Road, Old Town,  
Hemel Hempstead,  
Hertfordshire, HP2 4AQ**

David  
**Doyle**  
Sales and Lettings

**Price £565,000** Freehold



This stunning 3 bedroom semi detached family home with a garage and driveway is situated in this popular `Old Town` location close to excellent amenities, highly regarded schooling and Mainline Railway Station offering links to London Euston. The property has been updated by the current owners and offers extension possibilities subject to the necessary planning consents. The accommodation comprises a spacious entrance hall with stairs to the first floor and doors to the guest WC, a well proportioned living room with an attractive inset fireplace, separate dining room leading to the fitted kitchen and a pair of French doors opening to the conservatory enjoying glorious views of the rear garden. To the first floor is a landing with access to the loft and doors to three bedrooms, the master with built in wardrobes and the stunning bathroom refitted in a contemporary style with a white suite, tiled walls and brushed gold sanitary ware. Externally, the rear garden is a particular feature of the property being generous in size, exceptionally well maintained and arranged with a covered seating area, lawned areas with a pond, mature plant and shrub borders, a further seating area and summer house/shed to the gardens end, fenced boundaries and gated side access. To the front of the property is a further walled garden area and a driveway providing off street parking with access to the garage. Benefits to the property include gas central heating, double glazing and tasteful décor throughout. Viewing is highly recommended to fully appreciate this property this rarely available excellent family home.

The nearby 'Old Town' High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Stunning 3 bedroom family home

Driveway and garage

Popular Old Town Situation

Living room. Dining room

Fitted Kitchen

Refitted contemporary bathroom

Conservatory overlooking rear garden

Schools and amenities close at hand

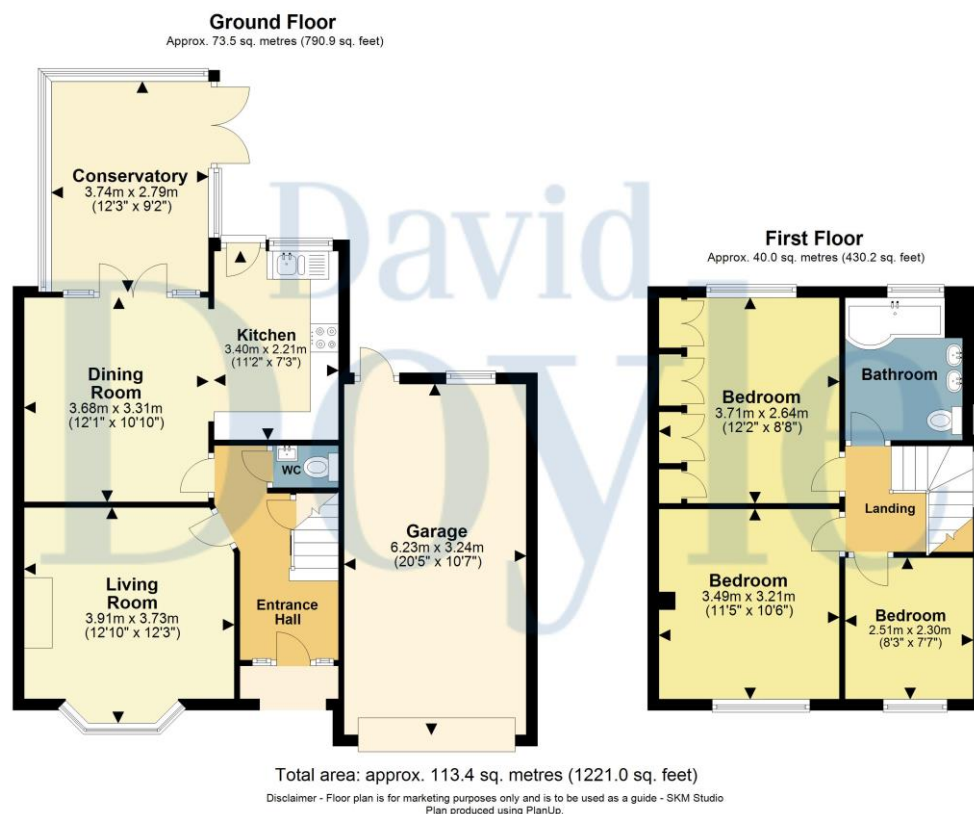
Beautiful rear garden

Viewing is highly recommended to fully appreciate this property

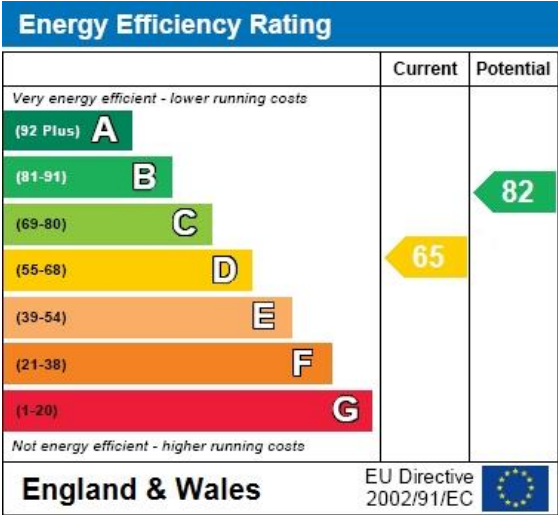
Council Tax Band D

Tenure -Freehold

NB The picture where taken in April 2023 prior to a tenancy.



Scan here for more details







CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING

## 78 Alexandra Road, Old Town, Hemel Hempstead, Hertfordshire, HP2 4AQ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

|  |  |
|--|--|
| Approximate year built?  | 1930s  |
| Council Tax Band   | D  |
| This year council tax charge                                       | 2166   |
| Tenure   | Freehold                                     |
| Is the property shared ownership                                   | No   |
| Are there any maintenance charges for the road                     | No   |
| Construction type  | Brick and Tile                               |
| Is your property supplied by mains electricity?                    | Yes  |
| Is your property supplied by mains Gas?                            | Yes  |
| Is your property supplied by mains drainage?                       | Yes  |
| Is your heating gas to radiator heating?                           | Yes  |
| How is your broadband supplied                                     | Cable  |
| What parking facilities does your property have                    | Private/driveway<br>Garage<br>Permit Parking |
| Please state any costs per annum for parking                       | 40   |
| Are you aware of any asbestos containing material in the property? | No   |

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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