

**17 George Street, Old Town,
Hemel Hempstead,
Hertfordshire, HP2 5HJ**

Price £645,000 Freehold

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Sales and Lettings



This well presented double fronted 4 bedroom detached home with a driveway and ensuite to the master bedroom is conveniently located for the historic Old Town with its cobbled high street and range of cafes, restaurants and bars. Also within walking distance are Gadebridge Adventure Park, the Hemel skate park and water park.

The property offers spacious and well arranged accommodation while retaining a wealth of period features and charm. The ground floor is arranged with a generous dual aspect living room with the benefit of bi fold doors that open on to the rear garden, an open plan kitchen dining room, a utility room that offers both front and rear access and a useful guest cloak room. Accessed from the rear garden is a useful 'work from home' space that has a personal door to the store, this was formally part of the garage but now offers a useful storage area with an up and over garage door. The living room also offers access to the basement that offer storage and stairs lead up to the first floor.

The first floor features 4 bedrooms and a family bathroom. The master bedroom is an outstanding feature with an ensuite shower room and a dressing area.

Externally the property benefits from a driveway to the front that offers off road parking and to the rear is a pleasantly private garden.

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.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Spacious 4 bedroom detached character home

Ensuite to the master bedroom

Driveway offering off road parking

Dual aspect living room

Open plan kitchen dining room

Utility. Guest cloak room

Office. Basement

Driveway

Rear Garden

Viewing is highly recommended

Council Tax Band F

Tenure -Freehold



Approximate total area⁽¹⁾

1827.41 ft²

169.77 m²

(1) Excluding balconies and terraces

Reduced headroom

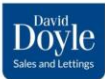
10.89 ft²

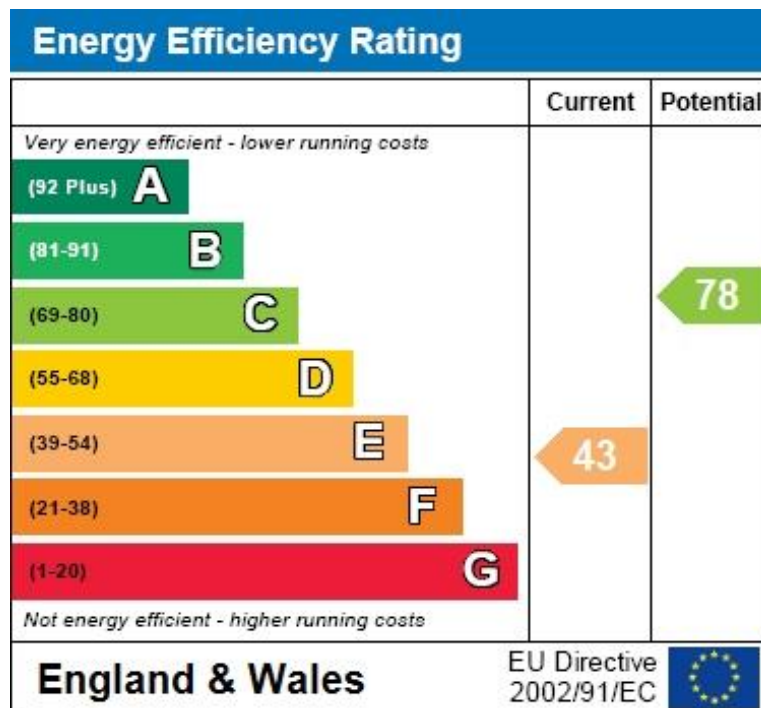
1.01 m²

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







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