

**45 Crescent Road, Old Town,
Hemel Hempstead,
Hertfordshire, HP2 4AJ**

**David
Doyle**
Sales and Lettings

OIEO £475,000 Freehold



This superbly presented 2 double bedroom character property offers spacious and flexible accommodation, with a pleasantly private southerly facing rear garden along with a driveway that provides excellent off road parking and a garage.. It is conveniently located for the historic Old Town with its cobbled high street and range of cafes, restaurants and bars, while Gadebridge Adventure Park, the Hemel skate park and water park are close to hand.

The ground floor is arranged with a welcoming entrance hall with a tiled entrance, wooden flooring and stairs leading to the first floor. The sitting room is of a good size and benefits from a bay window to the front aspect, while the dining room offers access to the kitchen breakfast room that offers excellent views over the rear garden and a stable door offers access to the side patio area in the rear garden, an ideal place for breakfast in the summer months or for growing herbs. The kitchen has been fitted with a range of shaker style units, a range of integrated appliances and further space for further white goods. The ground floor is completed by a dual aspect garden room that offers another access point to the rear garden and flexibility of uses as a study, music room or a guest bedroom when needed.

The first floor features two double bedrooms, a generous family bathroom, a store room / office space and access to a useful loft space via a pull down loft ladder, with potential to convert to a 3rd bedroom STNC. The bathroom is fitted with a bath, shower cubical, low level WC and a wash hand

basin, all in white with chrome fitting and tiled with travertine tiling. The useful loft space is laid with carpet, has a Velux window and eaves space for storage.

Externally this property has a small front garden, a garage and a driveway that offer excellent off road parking. The southerly facing rear garden is pleasantly private and landscaped with seating areas, herbaceous borders, an area laid to lawn and secure gated side access. The double-height garage is of a good size, with an up and over door, power and lighting and a personal door to the rear garden.

With the benefit of no upper chain, viewing is highly recommended to fully appreciate this property.

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.

Superbly presented 2 double bedroom character property with a garage and driveway

Conveniently located for the historic Old Town and local amenities

Sitting room. Dining room

Kitchen breakfast room

Garden room

First floor family bathroom

Store room / Study

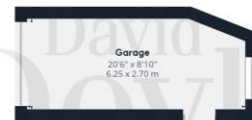
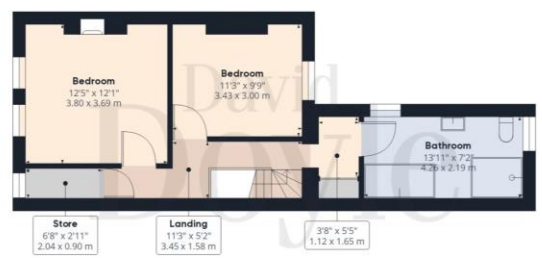
Garage and driveway

Pleasantly private rear garden

NO UPPER CHAIN

Council Tax Band E

Tenure -Freehold



Approximate total area⁽¹⁾

1504.86 ft²

139.81 m²

(1) Excluding balconies and terraces

Reduced headroom

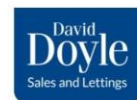
80.49 ft²

7.48 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



Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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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?	1900
Council Tax Band	E
This year council tax charge	£2647.38
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	None connected
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	none
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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.