



**Broad Street, Old Town Borders, HP2 5BW**  
**Asking price £1,000,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

An exceptional opportunity to acquire a remarkable piece of Hemel Hempstead's history. Number One Broad Street, known locally as "The Mayor's House," is an elegant period residence offering generous and versatile accommodation extending to approximately 2,700 sq ft, including the garage.

Rich in character, the home showcases a wealth of original features, including high ceilings, striking stained glass, and attractive fireplaces throughout. The ground floor begins with an inviting entrance hallway, leading to a magnificent 18ft bay fronted living room and a formal dining room with a charming box window. A superb 24ft dual-aspect kitchen/breakfast room provides an ideal space for family living, complemented by a pantry and a convenient downstairs WC.

A particularly appealing aspect of the property is the flexibility of the remaining ground floor space, which can function as self-contained accommodation. This area includes a living/bedroom space, kitchen, shower room, and study perfect for multi-generational living, home office space or guest use.

The first floor offers four well-proportioned double bedrooms and a spacious family bathroom fitted with a five piece suite. A standout feature is the beautiful stained glass double doors on the landing, opening onto a balcony.

Externally, the property continues to impress with a well maintained garden featuring raised beds and seating areas, as well as a private courtyard accessed directly from the kitchen. To the rear of the plot, there is off street parking along with a 17ft garage.

Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band G.

### **Wooden Stained Glass Front Door**

#### **Entrance Hallway**

Featured area of mosaic style tiling. Built in foot mat. Exposed wood flooring. Ornate coving to the ceiling. Feature port hole window. Two radiators. Under stair storage cupboard. Pantry style store cupboard. Stairs rising to the first floor accommodation. Access to the inner vestibule, w/c, kitchen, dining room and living room. Glazed door to the side aspect.

#### **Living Room**

Glazed bay window with stained glass feature above. Two radiators. Stone fireplace with stone hearth and open fire. Ornate coving to the ceiling. Picture rail. Exposed wood flooring.

#### **Dining Room**

Glazed box window with stained glass feature above. Glazed window with stained glass feature above. Two radiators. Built in storage solutions. Stone fireplace with stone hearth. Ornate coving to the ceiling. Picture rail and exposed wood flooring.

#### **Kitchen/Breakfast Room**

Two double glazed sash style windows. Double glazed window. Glazed door to the courtyard. Fitted with a range of eye and base level units with work surfaces over also forming up stands and drainer grooves. Inset sink unit with feature taps. An island with wooden work surface over. Space for a range oven, American style fridge freezer, dishwasher. Extractor fan. Storage cupboard. Radiator. Tiled flooring. Partially tiled walls. Recessed down lighting.

#### **W/C**

Glazed sash style window. Fitted with a wall mounted wash hand basin and a high level w/c. Quarry style tiled flooring. Ornate coving to the ceiling.

#### **Inner Vestibule**

Wood effect flooring. Built in storage. Opening to the annex living room.

#### **First Floor Landing**

Stained glass doors opening onto the balcony. Ornate coving to the ceiling. Radiator. Access to the loft. Access to the family bathroom and four bedrooms.

#### **Bedroom**

Two sash style double glazed windows. Radiator. Ornate coving to the ceiling.

#### **Bedroom**

Two double glazed sash style windows. Fitted range of built in wardrobes. Radiator. Ornate coving to the ceiling.

#### **Bedroom**

Double glazed window. Radiator. Feature fire place. Exposed wood flooring.

#### **Bedroom**

Two double glazed sash style window. Radiator. Ornate coving to the ceiling. Storage cupboard.

#### **Family Bathroom**

Two double glazed windows. Fitted with a free standing bath, shower area, two feature sinks and a low level w/c. Tiled walls. Tiled flooring. Heated towel rail. Recessed down lighting. Access to a loft void.

#### **Annex Living Room**

Double glazed doors to the garden. Skylight. Wood effect flooring. Recessed down lighting. Radiator. Access to the utility room.

#### **Annex Utility Room**

Double glazed window. Double glazed door to the garden. Fitted with a range of eye and base level units with work surface over. Sink with mixer tap. Space for a freestanding stacked washing machine and tumble dryer. Recessed down lighting. Wood effect flooring. Access to the shower room and study.

#### **Annex Study**

Two double glazed windows. Wood effect flooring. Recessed down lighting.

#### **Annex Shower Room**

Double glazed window. Fitted with a three piece suite to include a quadrant shower, cabinet enclosed wash hand basin and a low level w/c. Heated towel rail. Wood effect flooring. Partially tiled walls. Recessed down lighting. Extractor fan.

#### **Double Garage & Parking**

Double glazed window. Lighting. Accessed via an up and over door to the front and courtesy door from the garden. An area of hard standing in front providing parking.

#### **Externally**

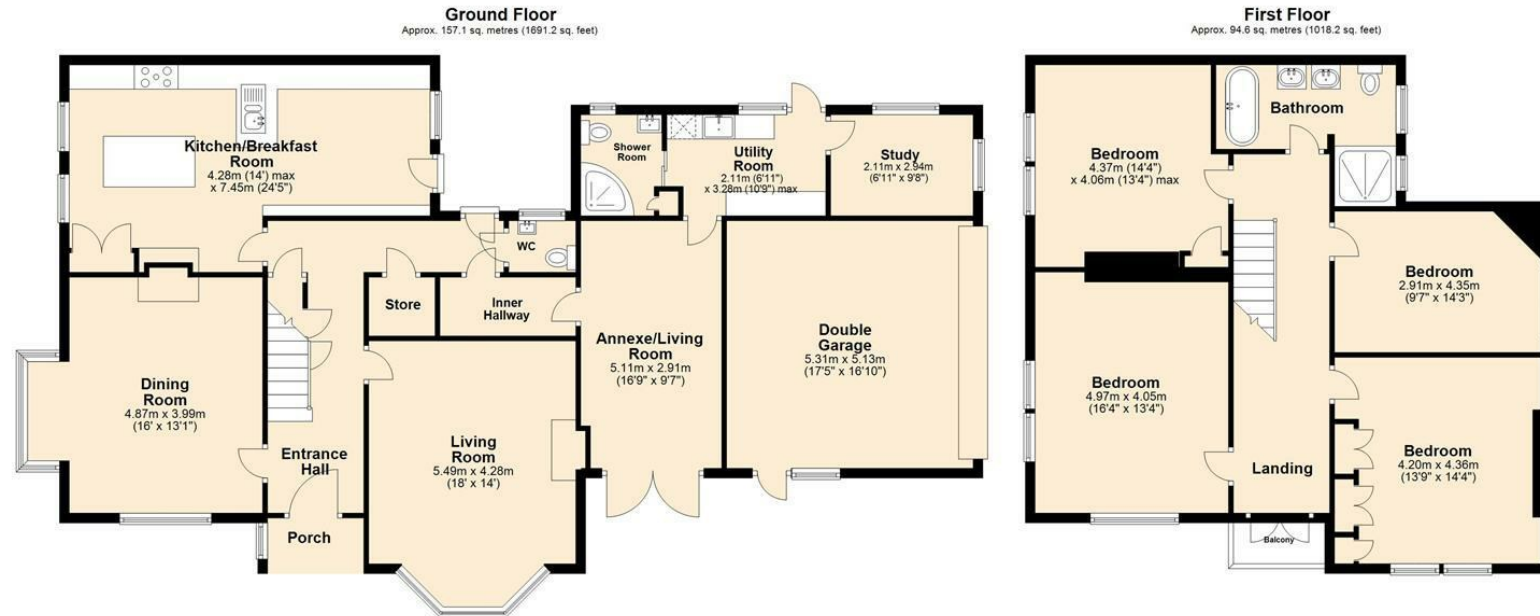
The property further benefits from a private front garden, arranged with areas of patio, lawn and a covered seating area. Enclosed by various brick walls and hedging. Raised planted borders. Pond. Outside tap. Quarry tiled pathway and storm porch to the front door. Additional outside courtyard located off the kitchen.

#### **Buyer Information**

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.







Total area: approx. 251.7 sq. metres (2709.4 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  
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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		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		