


## Herbert Street, Hemel Hempstead, HP2 5HP

## Offers in excess of £550,000

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An attractive and deceptively spacious four bedroom character home situated on Herbert Street in the heart of Hemel Hempstead's historic Old Town offered for sale with a complete onward chain. The property offers versatile accommodation arranged over four levels and spans approximately 1,468 sq ft including the basement.

The ground floor comprises a bay fronted living room, separate dining room, an impressive 18ft kitchen and a useful utility room with adjoining WC. The basement provides approximately 202 sq ft of additional space and is currently utilised as a home office.

The first floor features three bedrooms and a generously sized family bathroom complete with both a bath and separate shower. The second floor provides a particularly spacious principal bedroom with useful eaves storage.

Externally, the property benefits from an enclosed front garden and a private rear garden with lawn, established planting and a raised decked seating area.

Herbert Street is conveniently positioned for the shops, restaurants and amenities of Hemel Hempstead Old Town, whilst also providing access to nearby parks, schools and transport links.

## Front Door

## Entrance Hallway
Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the living area and dining area.

## Dining Area
Double glazed doors leading to the rear garden. Radiator. Built in storage solutions. Wood effect flooring. Access to the basement. Access to the kitchen. Archway to the living area.

## Living Area
Double glazed bay window. Feature fireplace with surround. Built in media unit. Wood effect flooring.

## Basement
Glazed window to the front. Recessed down lighting. Wood effect flooring. Built in storage solutions.

## Kitchen
Two double glazed windows. Double glazed door to the rear garden. Fitted with a range of eye and base level units with roll top work surfaces over. Ceramic one and a half bowl sink with drainer unit and mixer tap. Free standing range oven with seven ring gas hob and extractor over. Space for a low level fridge, dishwasher and a further freestanding fridge freezer. Tiled flooring. Partially tiled walls. Recessed down lighting. Access to the utility room.

## Utility Room
Two double glazed windows. Fitted with base level units with work surface over. Stainless steel sink with drainer unit and mixer tap. Space for a freestanding washing machine and tumble dryer. Tiled floor. Tiles to splash back area. Extractor fan. Wall mounted boiler. Access to the downstairs w/c via pocket door.

## Downstairs W/C
Radiator. Fitted with a wall mounted wash hand basin and low level w/c. Extractor fan. Tiled flooring.

## First Floor Landing
Stairs rising to the second floor accommodation. Access to three bedrooms and family bathroom.

## Family Bathroom
Double glazed window. Ornate radiator. Fitted with a four piece suite to include a shower enclosure, panel enclosed bath, pedestal wash hand basin and low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan.

## Bedroom Two
Double glazed window. Radiator. Storage cupboard. Internal window.

## Bedroom Three
Double glazed window. Radiator. Wood effect flooring. Storage cupboard.

## Bedroom Four
Double glazed window. Radiator.

## Bedroom One
Double glazed window. Access to the eaves. Radiator. Free standing wardrobes.

## To The Front
An area of frontage laid with patio style slabs. Part enclosed by low level wall and iron fencing. Steps leading to the front door.

## To The Rear
A private garden arranged with areas of patio, lawn and decking. Enclosed predominantly by timber panel fencing and part walled and hedging. Outside tap. Pond. Gated side access.

## Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

## Buyer Information
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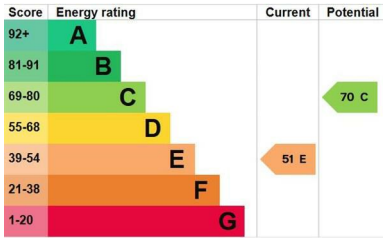
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Total area: approx. 136.4 sq. metres (1468.7 sq. feet)

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