

**The Corner House, 4 Church
Street, Old Town, Hemel
Hempstead, Hertfordshire,
HP2 5AD**

David
Doyle
Sales and Lettings

£595,000 Freehold



This handsome 4 bedroom detached character home offers spacious and flexible accommodation while retaining a wealth of period features throughout. It 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 ground floor is arranged with a generous living room with an open fire at one end and a feature fireplace at the other, a dining room with an open fireplace, a breakfast room ideal for informal dining and again a feature fireplace and a refitted kitchen with an impressive vaulted ceiling. The ground floor is completed with a useful shower room, an entrance porch and an inner hallway that offers access to the basement and the first floor accommodation. The basement offers flexibility of uses as an office, a sitting room or bedroom 4 and we understand from the vendors that this has been professionally tanked recently.

The first floor continues to impress with 3 good sized bedrooms all with feature fireplaces and a luxuriously fitted 4 piece family bathroom.

The property benefits from both front and rear gardens, the front garden is arranged with low maintenance in mind and cast iron railing and gate to the property's front and side curtilages. The rear garden is pleasantly private with a good sized patio seating area for outside entertaining, an area laid to lawn and an impressive studio that measures 23' x 10'. This studio offers a great deal

of flexibility and could be utilised as a home office, work shop and offers scope to create annexed accommodation STNC.

This is really a stunning home that offers a wealth of period features and an internal viewing is highly recommended to full appreciate what this property has to offer.

We understand from the vendor there is detailed planning in perpetuity for two parking spaces at the top left hand side of the rear garden to be accessed from the side road and with a dropped kerb.

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.

Detached 4 bedroom character home located in the picturesque Old Town

Spacious and flexible accommodation

Generous living room with both an open fire and a feature fireplace

Dining room and breakfast room

Refitted kitchen with an impressive vaulted ceiling

Basement. Downstairs shower room. Useful entrance porch

First floor family bathroom

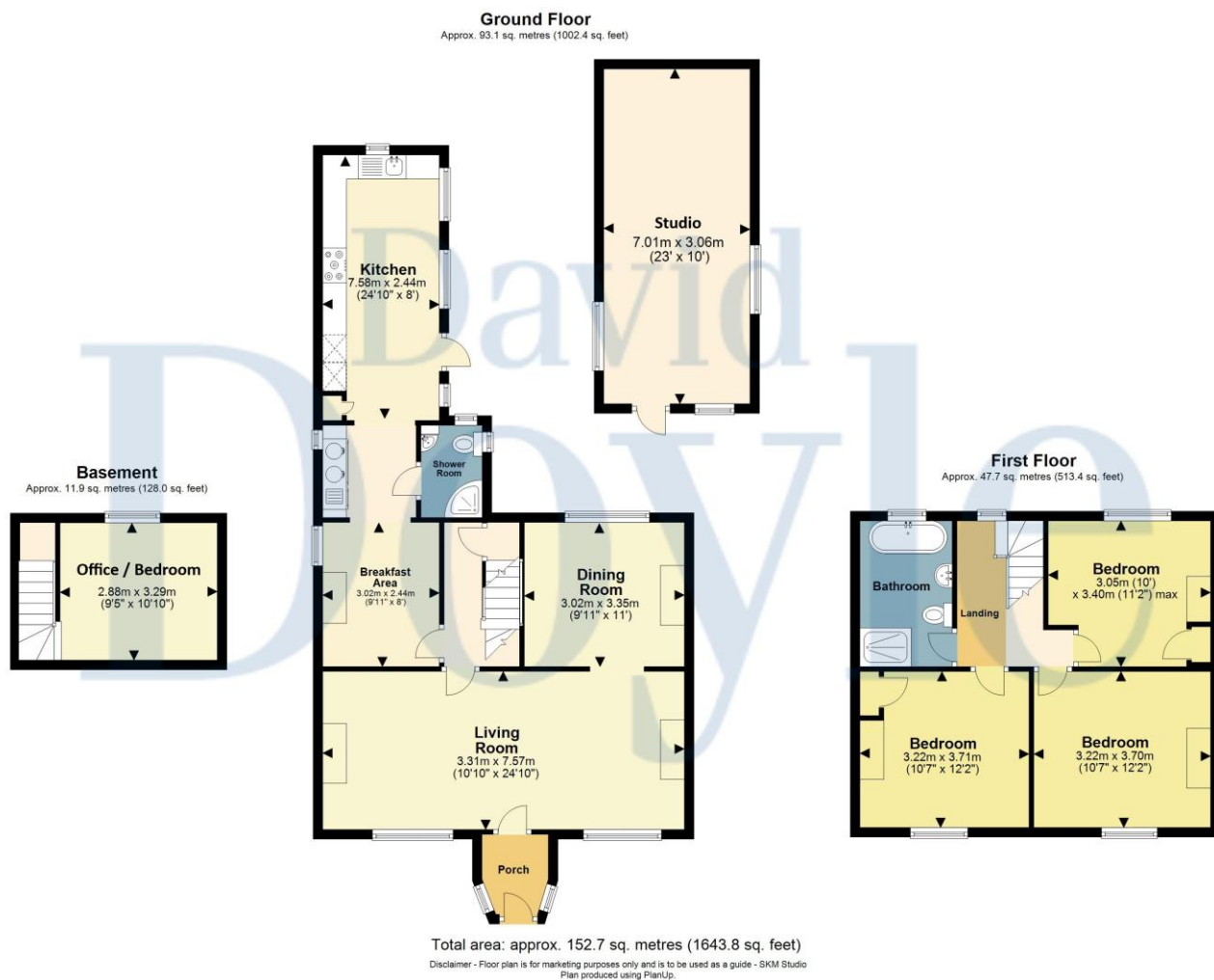
Three first floor double bedrooms and with feature fireplaces

Pleasantly private rear garden with a useful studio that offers annexed potential STNC

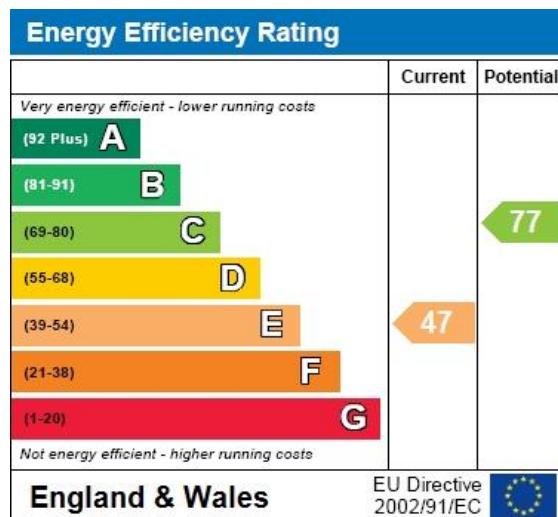
Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Scan here for more details





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? 1920 ?

Council Tax Band E

This year council tax charge £2,647

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 Fibre

What parking facilities does your property have Planning permission for parking spaces

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

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