



Castles

ROYAL OAK COTTAGE
High Street, Old Town, Hemel Hempstead HP1 3AH

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£525,000
(Freehold)

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The front provides instant kerb appeal thanks to its modern build and its inviting entrance takes you into a home that has plenty to offer in terms of style and panache.



The entrance leads into a large living/dining room which has a glorious feature fireplace and a homely but contemporary feel.

This leads through into the well-designed and modern kitchen with spacious worktops, wooden front units, and integrated appliances – plus a fabulous double oven and hob. There is definitely plenty of room for family and friends and various catering occasions.

There is also access through double doors to a secluded outdoor area - perfect for lazy summer days or entertaining. The brick paving and high walls, with mature planting, ensure privacy and allow for areas of raised bedding – to appeal to gardeners.

The next floor offers two good sized bedrooms – one with ensuite shower and with plenty of storage space. The second room has fitted wardrobes for added convenience and there is a beautiful family bathroom, again offered in excellent order. It also offers Jack and Jill sinks and a highly modern bath with shower over.

A delightful attic room occupies the second storey which is full of light and interest. Again, there is plenty of storage and cupboard space.

Specifications

- 3 Bed Character property
- Situated in the historic Old Town.
- Spacious Open Plan Living Space
- Re-fitted Kitchen Area
- Bathroom with four piece suite.
- Walled Courtyard Garden.
- Garage located in a nearby block



This home offers everything needed for a buyer seeking a home with a 'wow' factor in the Hemel Hempstead area.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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