



Castles

CRESCENT ROAD  
Old Town, Hemel Hempstead, HP2 4AH



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£525,000  
(Freehold)

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Nestled in the heart of Hemel Hempstead's enchanting Old Town, this beautiful three-bedroom cottage offers a perfect blend of character and modern comfort.



From the moment you step inside, you're welcomed by a warm and inviting living space, featuring exposed brick and a charming fireplace that creates an atmosphere of timeless appeal.

The heart of the home is the country-style kitchen, where traditional charm meets contemporary practicality. With plenty of storage and space for dining, it's an ideal setting for family meals or entertaining friends. Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat, while the additional bedrooms offer versatility, whether for guests, children, or any other needs. A stylish, modern family bathroom completes the interior, blending quality fittings with a touch of cottage charm.

A further benefit to the property is the off road parking space, which is a rarity in this desirable location.

Located on a quiet, picturesque street, the cottage is just a short stroll from the vibrant Old Town, renowned for its cobbled streets, boutique shops, historic pubs, and delightful cafes. Gadebridge Park, with its open green spaces, is also nearby, offering a wonderful spot for leisurely walks or outdoor activities.

## Specifications

- COTTAGE STYLE
- DETACHED PERIOD PROPERTY
- COSY LIVING SPACE
- HOME OFFICE
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- SPACIOUS LIVING ROOM w/ FEATURE FIREPLACE
- CLOSE TO TOWN CENTRE & HISTORIC OLD TOWN





The garden also offers a home office, a grass area and patio. It's the perfect space to unwind and enjoy the peaceful surroundings.



#### **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:**

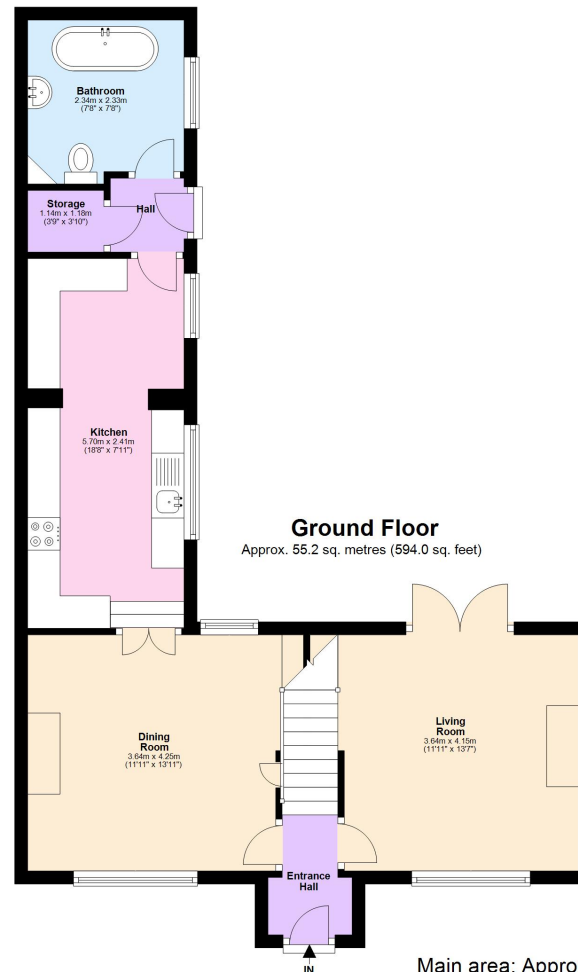
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Tenure: Freehold**

**Council Tax Band: E**

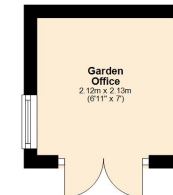
**EPC Rating: E**



**Main area: Approx. 93.9 sq. metres (1011.1 sq. feet)**  
Plus outbuildings, approx. 4.5 sq. metres (48.5 sq. feet)

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

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 4.5 sq. metres (48.5 sq. feet)



**First Floor**  
Approx. 38.7 sq. metres (417.1 sq. feet)



**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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