



Castles

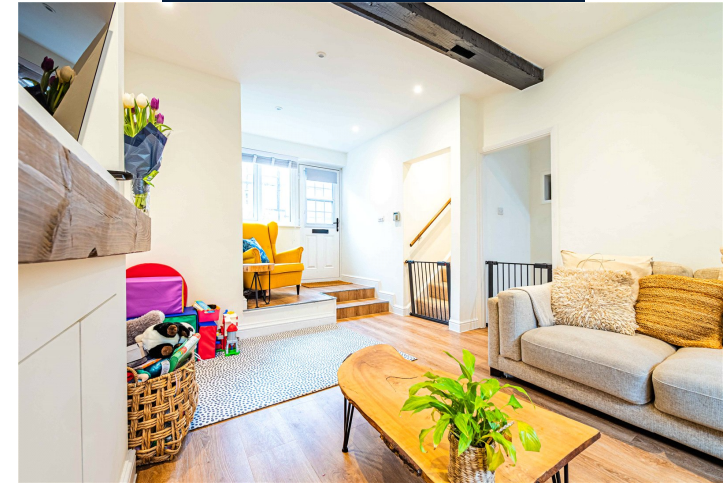
SUN SQUARE
Old Town, Hemel Hempstead, HP1 3AW

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Offers Over
£385,000
(Freehold)

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A spacious two-bedroom mews property with immense character located right in the centre of the desirable historic Hemel Hempstead Old Town.



The property is situated within a pretty courtyard with similar properties and is accessed directly from the historic High Street.

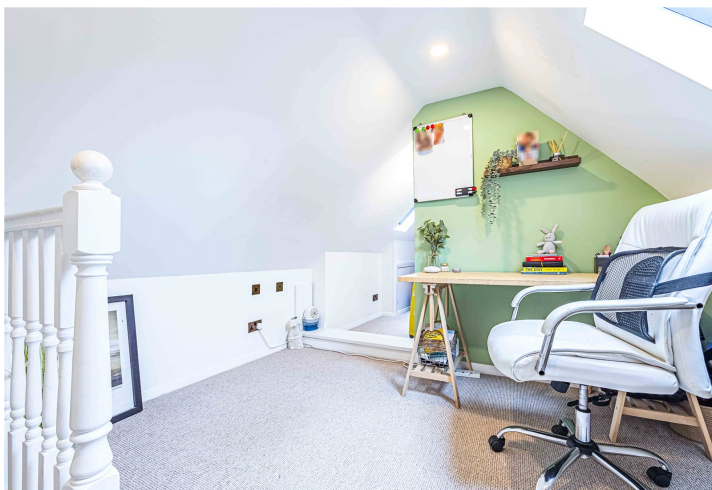
As you make your way to the property you start to notice how pretty this property and location is. To the ground floor is a spacious lounge/dining room and a stunning re-fitted kitchen. On the first floor are two good sized bedrooms and a re-fitted family bathroom.

The 'Old Town' High Street has been described as one of the prettiest roads in the country with Victorian properties, beautiful St Mary's Church, Town Hall, Cobbled Streets, Restaurants, Period Public houses and specialist shops, and easy access to Gadebridge Park.

NB: This property does not have a private rear garden. The courtyard to the front of the property is communal and is maintained by the local council.

Specifications

- STUNNING LOCATION
- WELL PROPORTIONED LIVING SPACE
- 2 BEDROOMS
- COURTYARD GARDENS
- GARAGE
- USABLE LOFT & STORAGE ROOMS



Externally the property benefits from beautifully maintained, communal Courtyard Gardens and a garage.



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.

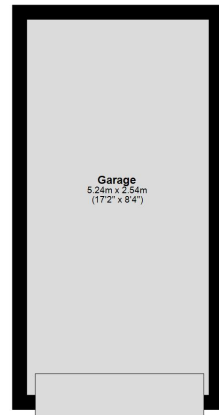
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: D

EPC Rating: E

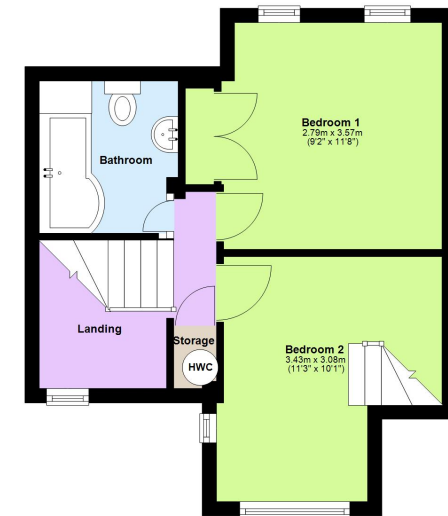
Outbuilding
Approx. 13.3 sq. metres (143.0 sq. feet)



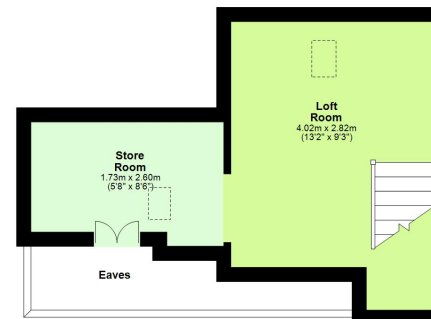
Ground Floor
Approx. 32.2 sq. metres (346.8 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.6 sq. feet)



Second Floor
Approx. 14.5 sq. metres (156.4 sq. feet)



Total area: approx. 89.3 sq. metres (961.7 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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