



Alexandra Road, Hemel Hempstead, HP2 4AG
Asking price £550,000

Sears & Co
estate & letting agents



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A handsome and extended three/four bedroom semi detached family home, believed to be dated back to 1895 and known as 'Glenloye Villas', situated in this convenient position on Alexandra Road, located minutes away from Hemel Hempstead town centre.

The ground floor accommodation includes an entrance hallway, bay fronted living area, dining area, well appointed kitchen, basement, office and a downstairs w/c. The second floor comprises two double bedrooms, dressing room/fourth bedroom and a refitted family bathroom with a four piece suite. The dual aspect principal bedroom is situated on the second floor.

Externally the property further benefits from permit parking, an area of front garden and a delightful private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Stained Glass Front Door

Entrance Hallway

Radiator. Wood flooring. Stairs rising to the first floor accommodation. Access to the dining area.

Dining Area

Double glazed window. Double glazed sash style window. Storage cupboard. Radiator. Wood flooring. Access to the kitchen. Open plan to the living area.

Living Area

Double glazed sash style bay window. Radiator. Wood flooring. Log burner with tiled hearth and marble plinth.

Kitchen

Two double glazed sash style windows. Stained glass door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated 'Neff' oven with hob and extractor over. Space for a low level fridge and dishwasher. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Access to the office. Access to the basement.

Basement

Storage area with power and lighting.

Office

Double glazed window. Radiator. Tiled flooring. Access to the w/c.

W/C

Double glazed window. Fitted with a pedestal wash hand basin and a low level w/c. Work surface with space for a washing machine and tumble dryer. Tiled flooring. Partially tiled walls. Extractor fan. Stable door to the rear garden.

First Floor Landing

Radiator. Stairs rising to the second floor accommodation. Access to two bedrooms and the dressing room/bedroom four.

Bedroom

Double glazed sash style bay window. Radiator. Feature fireplace.

Bedroom

Double glazed sash style window. Radiator.

Bedroom/Dressing Room

Double glazed sash style window. Airing cupboard. Heated towel rail. Access to the family bathroom.

Family Bathroom

Double glazed sash style window. Fitted with a four piece suite to include a freestanding bath with shower attachment, shower enclosure, wash hand basin and a low level w/c. Wood effect flooring. Partially wiled walls. Heated towel rail. Extractor fan.

Second Floor Bedroom

Double glazed window. Double glazed Velux window. Radiator. Built in wardrobes. Eaves storage. Recessed down lighting.

To The Front

An area of frontage laid with tiling. Iron style gate leading to a quarry tiled pathway and steps to the front door. Outside light. Gated side access.

To The Rear

A private garden arranged with areas of block paving, patio and lawn. Planted borders. Enclosed by timber panel fencing. Outside tap. Outside light. Outside sockets. Gated side access.

Parking

The property further benefits from permit parking.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		