

**FOR
SALE**



Sun Square, Hemel Hempstead

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A spacious **Grade II listed one bedroom house** full of character, situated in the heart of the sought after historic Old Town area of Hemel Hempstead.

The property forms part of an attractive **gated courtyard development** with similar period homes and is accessed directly from the historic High Street. It is offered on a **freehold basis with no upper chain**.

Accessed through ornate metal gates leading into a charming paved courtyard, the house is arranged over two floors. On the ground floor, there is an entrance hall opening into a generous **double aspect lounge/dining room**, featuring wood block flooring and pleasant views over the communal courtyard. The separate kitchen is well proportioned and fitted with a range of wall and base units, along with integrated appliances.

Stairs from the hall lead to the first floor, where there is an exceptionally spacious **double aspect bedroom**, along with a well-appointed bathroom comprising a corner bath, separate shower cubicle, wash basin and WC.

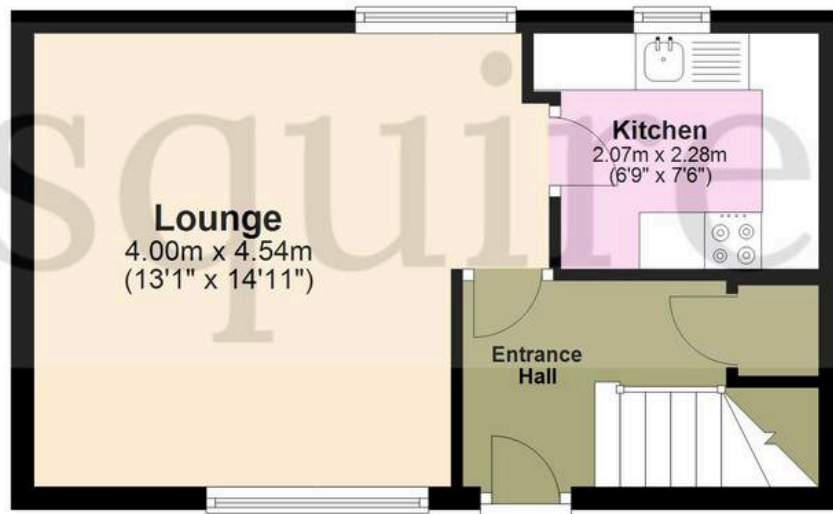
Externally, the property enjoys outlooks over the beautifully maintained courtyard, planted with shrubs and greenery, and surrounded by other attractive period cottages.

- One bedroom house
- Grade II listed
- CHAIN FREE
- Gated Courtyard
- EPC E



Ground Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



Total area: approx. 56.3 sq. metres (606.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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