



## Austins Place, Hemel Hempstead, HP2 5HN

### £500,000

Located in charming Austins Place in the Old Town, this delightful three-bedroom semi-detached character cottage offers a perfect blend of modern living and historic charm. Upon entering, you are welcomed into a spacious 21'2 lounge/diner, ideal for both relaxation and entertaining guests. The modern fitted kitchen is a standout feature, providing a stylish and functional space for culinary enthusiasts.

This property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The location is particularly appealing, as it is situated close to the historic Old Town High Street, where you can enjoy a variety of shops, cafes, Gadebridge Park and local amenities. Additionally, the property benefits from a garage and off-road parking for two cars, providing convenience and peace of mind.

This semi-detached cottage is not just a house, it is a home filled with character and warmth, perfect for those seeking a tranquil yet vibrant lifestyle in a picturesque setting. Do not miss the opportunity to make this charming property your own.



## Entrance Hall

Lounge/Dining Room 21'2 x 11'10 (6.45m x 3.61m)



Modern Fitted Kitchen 10'6 x 10'4 (3.20m x 3.15m)



## Lounge Area



## Cloakroom



## Dining Area

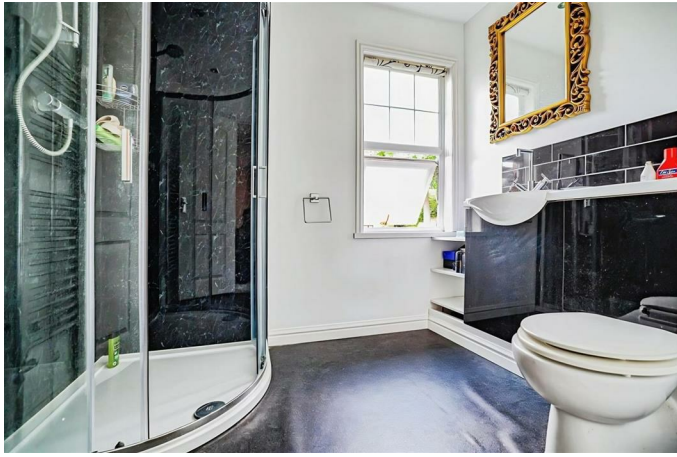


Master Bedroom 13'2 x 11'8 (4.01m x 3.56m)





**En Suite**



**Bathroom**



**Bedroom Two 11'5 x 10'9 (3.48m x 3.28m)**



**Courtyard Garden**



**Bedroom Three 9'9 max x 8'10 (2.97m max x 2.69m)**

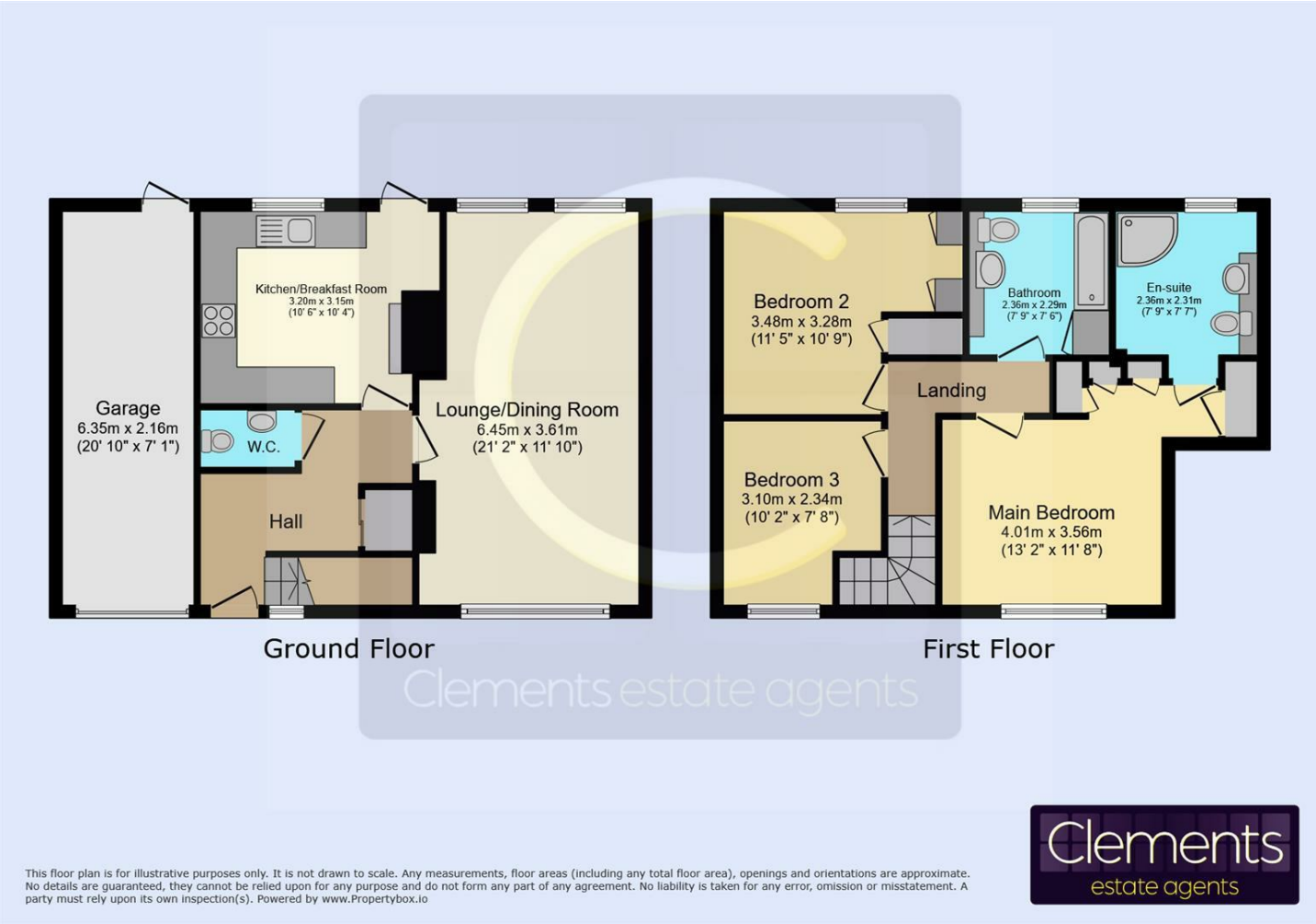


**Garage & Off Street Parking**





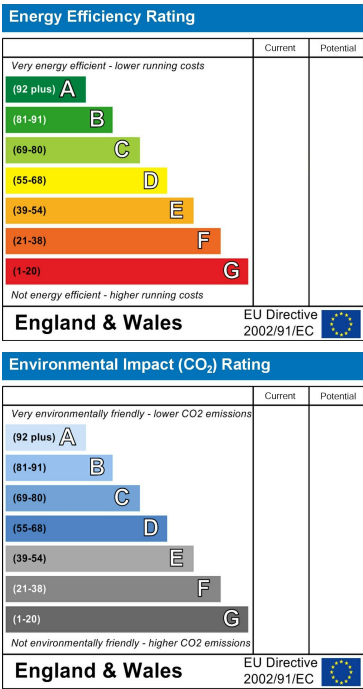
Floor Plan



Area Map



Energy Efficiency Graph



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