


**Broad Street,, Old Town, Hemel Hempstead, HP2 5BW**

**Guide price £750,000**

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# Broad Street,, Old Town, Hemel Hempstead, HP2 5BW

- **Substantial victorian character home in Old Town**
- **Arranged over multiple floors**
- **Spacious kitchen/dining room with vaulted ceilings**
- **Period Features**
- **PDC (Permitted Development Certificate) to convert the loft**
- **Cosy lounge with feature fireplace**
- **Separate family room and study**
- **Flexible lower-level accommodation**
- **Shared driveway and resident parking**
- **Generous rear garden with entertaining space**







Mulburries are proud to present to the open market this substantial character home on Broad Street, Hemel Hempstead, offering impressive accommodation arranged over multiple floors, a generous rear garden and a wealth of period charm.







Set within one of Hemel Hempstead's most historic and desirable locations, the property combines elegant original features with flexible family living. The ground floor offers a welcoming hallway, a cosy lounge with feature fireplace, a separate family room, study and a spacious kitchen/dining room, creating excellent space for entertaining, home working and day-to-day family life. The kitchen/dining room is full of character, with exposed beams, fitted













wooden cabinetry, ample worktop space and room for a large dining table. From here, doors open out towards the garden, giving a natural flow for summer dining and entertaining.

Across the upper floors, the property provides well-proportioned bedrooms and bathroom facilities, including a beautifully styled bathroom with freestanding bath and separate shower. The layout offers excellent versatility for families, guests, dressing rooms or office space, while the lower level provides further flexible accommodation ideal as an additional bedroom, snug, hobby room or storage area.

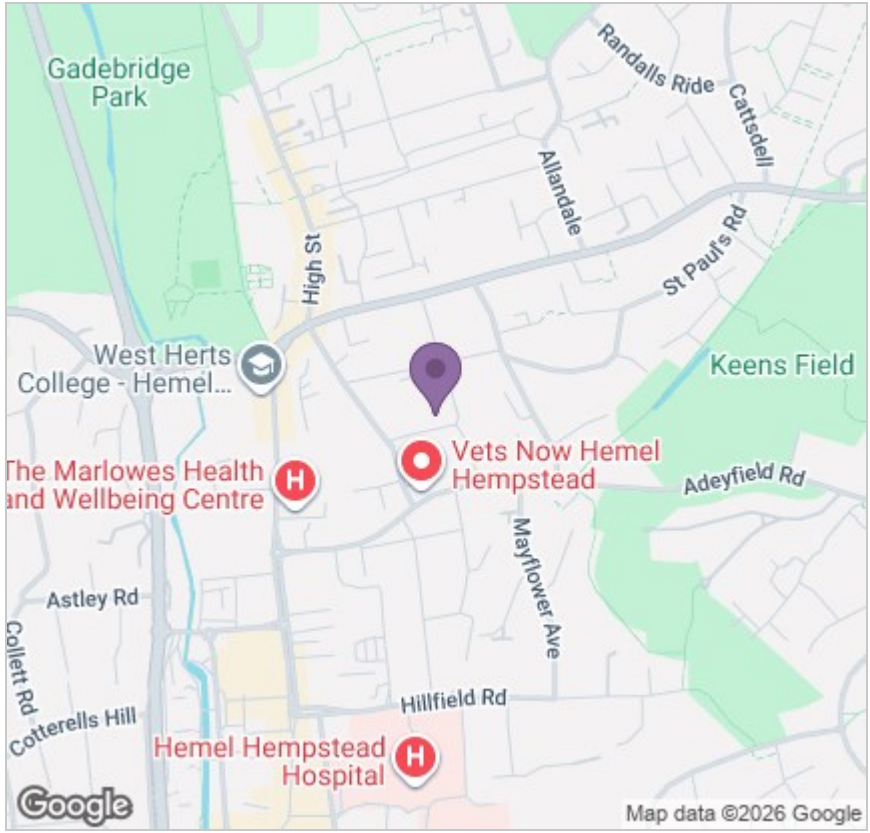
Outside, the rear garden is a fantastic size for such a central setting, with patio seating, lawn, mature planting and space for outdoor entertaining. The attractive frontage and character architecture give the home excellent kerb appeal.

Area Guide: Broad Street sits within Hemel Hempstead’s charming Old Town, known for its historic buildings, independent shops, cafés, restaurants, pubs and theatre. Gadebridge Park is close by, offering open green space and family walks, while Hemel Hempstead town centre provides The Marlowes, Riverside Shopping Centre and wider amenities. Hemel Hempstead station offers rail links towards London Euston, with the A41, M1 and M25 providing excellent road connections.

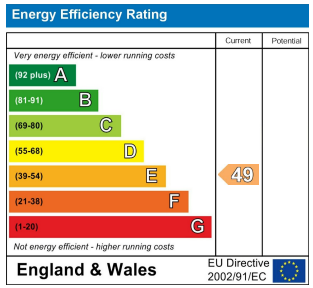
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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