



Crouchfield, Hemel Hempstead, HP1 1PA
Asking price £475,000

Sears & Co
estate & letting agents

An extended and well presented three bedroom family home situated in this ideal position on Crouchfield, Boxmoor, HP1, approximately 0.8 miles from Hemel Hempstead mainline train station.

Accommodation comprises an entrance porch, entrance hallway, living area, dining area, refitted kitchen, 16ft main bedroom, two further bedrooms and modern shower room.

Externally the property further benefits from an area of front garden and a delightful private rear garden with useful brick built store cupboard. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Two double glazed windows. Tiled flooring. Recessed down lighting. Access to the entrance hallway.

Entrance Hallway

Radiator. Wood effect flooring. Under stair storage cupboard. Recessed down lighting. Access to the kitchen and living area.

Living Area

Double glazed window. Wood effect flooring. Vertical radiator. Archway to the dining area.

Dining Area

Wood effect flooring. Radiator. Open plan to the kitchen.

Kitchen

Double glazed window. Double glazed sliding doors leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with electric hob and extractor over. Space for a freestanding fridge freezer, slimline dishwasher and washing machine.

Ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Recessed down lighting.

First Floor Landing

Access to the loft, family bathroom and all bedrooms.

Bedroom

Two double glazed windows. Radiator. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Storage cupboard.

Bedroom

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure with rainfall shower head over, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Heated towel rail. Recessed down lighting. Extractor fan.

To The Rear

A private garden arranged with tiered areas of patio and lawn. Enclosed by timber panel fencing and part walled. Planted borders. Outside light. Outside socket. Brick built storage cupboard with power and lighting. Outside tap. Gated side access.

To The Front

An area of frontage laid with patio and lawn. Planted borders. Outside lights. Gated side access.

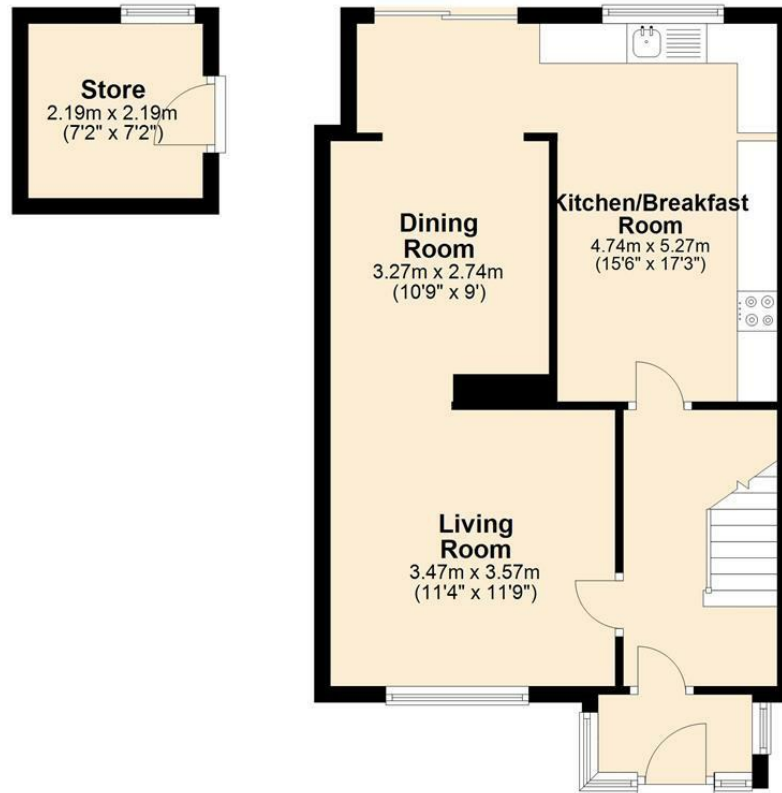


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www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

