



Crabtree Lane, Hemel Hempstead, HP3 9EJ
Offers in excess of £300,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A two bedroom, FREEHOLD, terraced property in need of internal modernisation throughout and situated on Crabtree lane, HP3. The layout currently comprises an entrance hallway, SPACIOUS living/dining room, kitchen, two well proportioned bedrooms, bathroom and a separate w/c. Externally the property benefits from front & rear gardens and a useful brick built store shed. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

Front Door

Entrance Hallway

Radiator. Stairs rising to the first floor accomodation. Access to the living room and kitchen.

Living/Dining Room

A dual aspect room with window to the front & rear aspect. Two radiators. Fireplace.

Kitchen

Window. Stainless steel sink with drainer unit. Serving hatch. Store cupboard. Single glazed door leading to the rear aspect.

First Floor Landing

Access to all rooms.

Bedroom One

Window. Radiator. Store cupboard.

Bedroom Two

Window. Radiator. Store cupboard.

Bathroom

Window. Fitted with a panel enclosed bath with shower over and a freestanding wash hand basin. Tiled walls. Freestanding sink.

W/C

Window. Fitted with a low level w/c. Partially tiled walls.

To The Front

An area of front garden mainly laid with lawn and planted borders. Pathway leading to the front door.

To The Rear

A private rear garden laid with areas of patio & lawn. Enclosed primarily by timber panel fencing. Brick built shed.

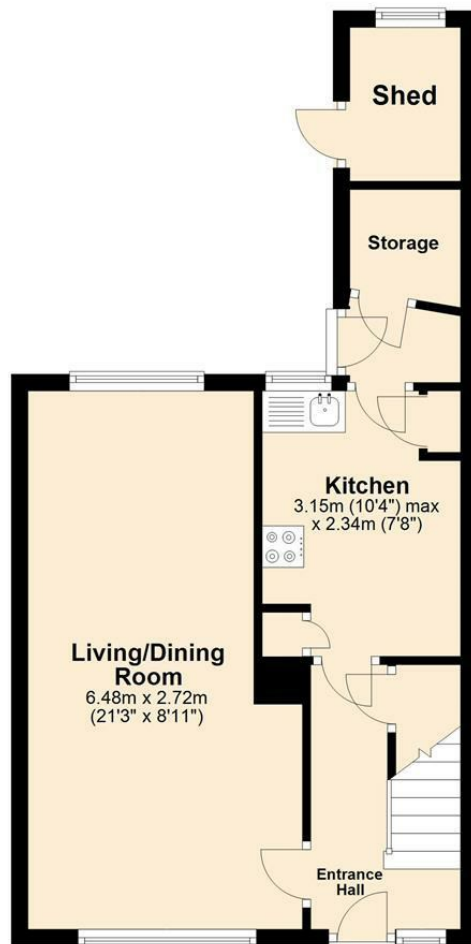


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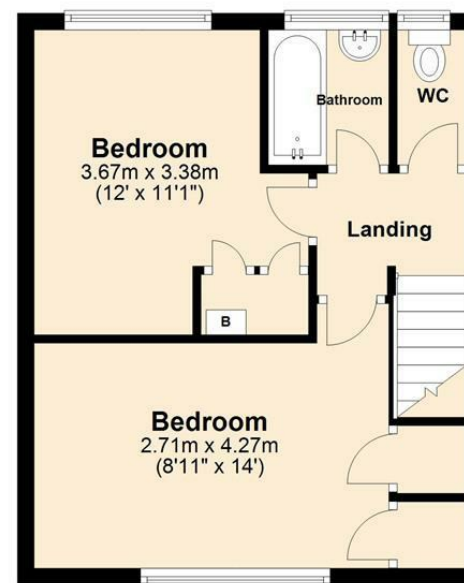
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 72.9 sq. metres (785.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

