



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.

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 boarders. 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.

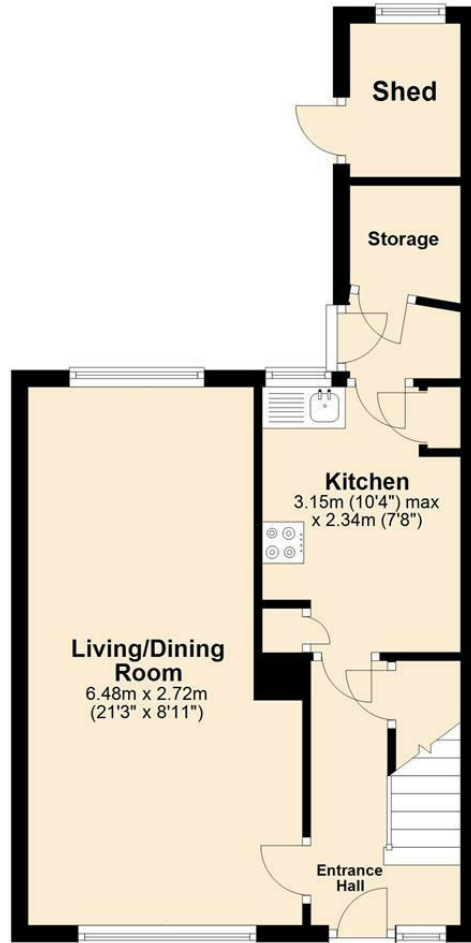


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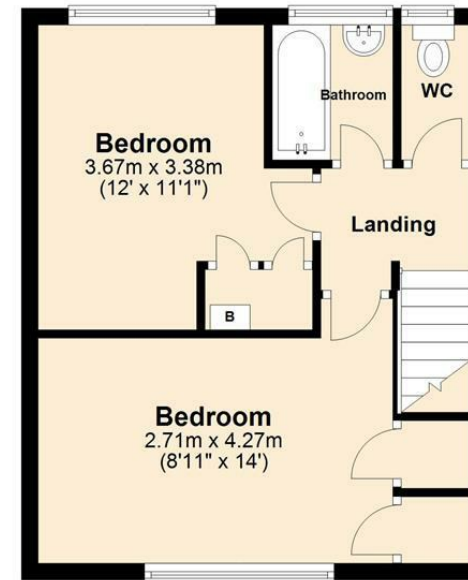
Ground Floor

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.

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

