



Crabtree Close, Hemel Hempstead, HP3 9EF
Asking price £500,000

Sears & Co
estate & letting agents

AN IMPRESSIVE, three bedroom, semi detached family home situated on a lovely plot on Crabtree Close, HP3. Accommodation includes an entrance porch, hallway, BAY FRONTED dining room, kitchen, living room, three well proportioned first floor bedrooms and a REFITTED family bathroom. Externally the property had the added benefit of DRIVEWAY PARKING, a covered car port area, garage and a spectacular, private rear garden. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Porch

Built in foot mat. Partially tiled walls. Door to the hallway.

Hallway

Radiator. Stairs to the first floor accommodation. Under stairs storage cupboard and additional built in storage. Access to the living room, dining room and kitchen.

Living Room

Double glazed doors to the rear aspect leading to the garden. Radiator.

Dining Room

Bay fronted room with double glazed bay window. Radiator.

Kitchen

Double glazed window. Double glazed door to the side aspect. Refitted with a range of eye and base level units with work surfaces over. One and a quarter bowl ceramic sink and drainer unit with mixer tap and water softener tap. Integrated oven with electric hob and extractor over. Integrated dishwasher and integrated low level fridge. Space for a washing machine. Tiled flooring. Tiled walls. Recessed down lighting.

First Floor Landing

Airing style cupboard with radiator. Access to all rooms.

Bedroom

Double glazed bay window. Double glazed window. Radiator. Fitted with a range of built in storage.

Bedroom

Double glazed window. Radiator. Fitted bedroom furniture.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Access to the loft. Fitted with a three piece suite to include a shower bath with glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Shaver point.

To The Front

An area of block paved frontage providing driveway parking.

To The Side/Garage

A gated area primarily laid with block paving leading to the garden. Outside tap. The garage is accessed via an up and over garage door and benefits from glazed windows, power & lighting. Solar panel control unit.

To The Rear

A private garden arranged with multiple areas of patio, lawn and hard standing with some planted borders enclosed by a mixture of timber panel fencing, chain link fencing and hedging. Outside power point.

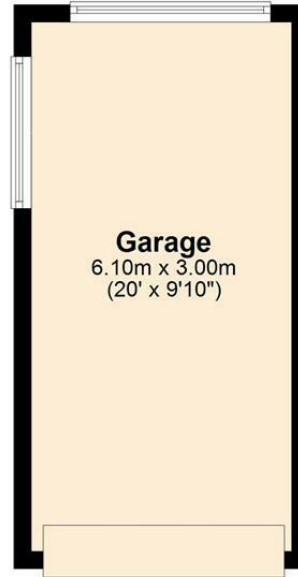
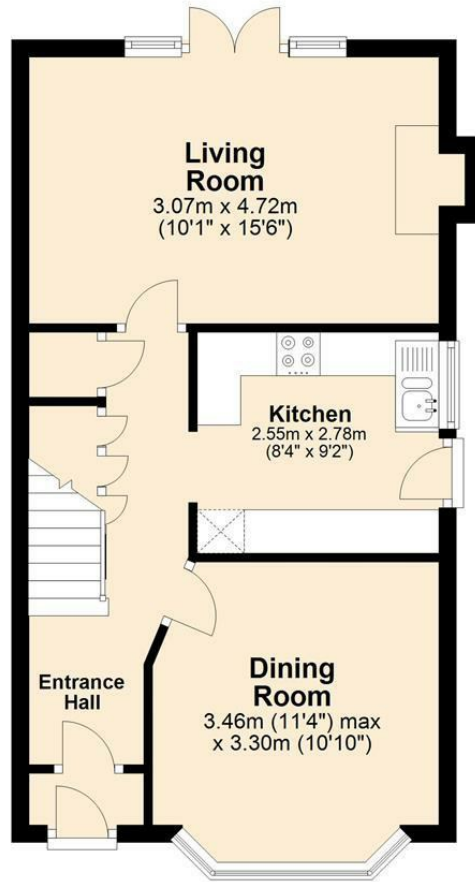


Sears & Co

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

Ground Floor

Approx. 60.4 sq. metres (650.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 102.6 sq. metres (1104.7 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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

