



Crescent Road, Hemel Hempstead, HP2 4AH
Offers in excess of £500,000

Sears & Co
estate & letting agents

AN IMPRESSIVE, DOUBLE FRONTED, three bedroom detached character home, situated in this popular position on Crescent Road bordering Hemel Hempsteads Old Town.

Accommodation includes an entrance hallway, living room with log burner, dining room, WELL APPOINTED 18FT kitchen, ground floor bathroom, three first floor bedrooms and a REFITTED shower room. Externally the property further benefits from a DELIGHTFUL private rear garden, useful home office and an off road parking space. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Entrance Hallway

Radiator. Tile effect flooring. Stairs rising to the first floor accommodation. Access to the dining room and living room.

Living Room

Double glazed sash window. Double glazed doors leading to the rear garden. Wood flooring. Log burner. Feature brick effect wall. Ornate coving to the ceiling.

Dining Room

Two double glazed sash windows. Radiator. Gas fireplace. Ornate coving to the ceiling. Feature brick effect wall. Wood flooring. Under stair storage cupboard. Access to the kitchen.

Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Integrated dishwasher. Space for a freestanding fridge freezer and a washing machine. One and a half bowl ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Wood flooring. Ornate coving to the ceiling. Two radiators. Access to the inner hallway.

Inner Hallway

Tiled flooring. Storage cupboard. Stable door leading to the rear garden. Access to the family bathroom.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a freestanding 'claw foot' bath with shower attachment,

pedestal wash hand basin and a high level w/c. Feature radiator. Wood flooring. Partially panelled walls. Ornate coving to the ceiling.

First Floor Landing

Double glazed window. Radiator. Access to the loft. Access to all rooms.

Bedroom One

Double glazed sash window. Radiator. Feature fireplace. Ornate coving to the ceiling.

Bedroom Two

Double glazed sash window. Radiator. Storage cupboard. Ornate coving to the ceiling.

Bedroom Three

Double glazed window. Radiator. Ornate coving to the ceiling.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Wood effect flooring. Tiled walls. Extractor fan.

To The Front

An area of block paving providing an off road parking space.

To The Rear

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing. Outside tap. Outside lights. Access to shed. Gated side access.

Office

Double glazed doors. Double glazed window. Wood effect flooring. Power and lighting.



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Ground Floor

Approx. 58.3 sq. metres (627.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 96.0 sq. metres (1033.2 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		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

