



Crouchfield, Hemel Hempstead, HP1 1PD
Asking price £700,000

Sears & Co
estate & letting agents



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Sears & Co

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

A rare opportunity to purchase this well proportioned three bedroom detached home, situated in a prominent position on Crouchfield, Boxmoor, HP1, approximately 0.7 miles from Hemel Hempstead's mainline train station. Accommodation currently spans in excess of 1700 sqft (including the garage and games area) and offers further potential to extend subject to the necessary planning permissions.

The layout comprises an entrance porch, entrance hallway, open plan living/dining room, kitchen, family room, 23ft games area, downstairs shower room, office, three well proportioned bedrooms, family bathroom and a separate w/c.

Externally the property further boasts driveway parking, an area of front garden, garage and a private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Double glazed window. Tiled flooring. Access to the entrance hallway.

Entrance Hallway

Wood effect flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the office, kitchen and living area.

Living Area

Double glazed window. Radiator. Fireplace. Open plan to the dining area.

Dining Area

Glazed window. Wood effect flooring. Radiator. Access to the family room.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven, dishwasher and low level fridge. Stainless steel sink with drainer unit and mixer tap. Wood effect flooring. Partially tiled walls. Courtesy door to the garage.

Family Room

Two double glazed windows. Skylight. Wood effect flooring. Radiator. Access to the games area.

Games Area

Double glazed window. Sky light. Radiator. Access to the shower room.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiled flooring. Tiled walls.

Office

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

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the w/c, family bathroom and all bedrooms.

Bedroom

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

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower over and a pedestal wash hand basin. Partially tiled walls. Wood effect flooring. Feature radiator.

W/C

Double glazed window. Fitted with a low level w/c and a wall mounted wash hand basin. Wood effect flooring.

To The Front

A gated frontage arranged with areas of block paving, providing driveway parking and an area of front garden. Planted borders. Brick wall. Outside light. Access to the garage.

Garage

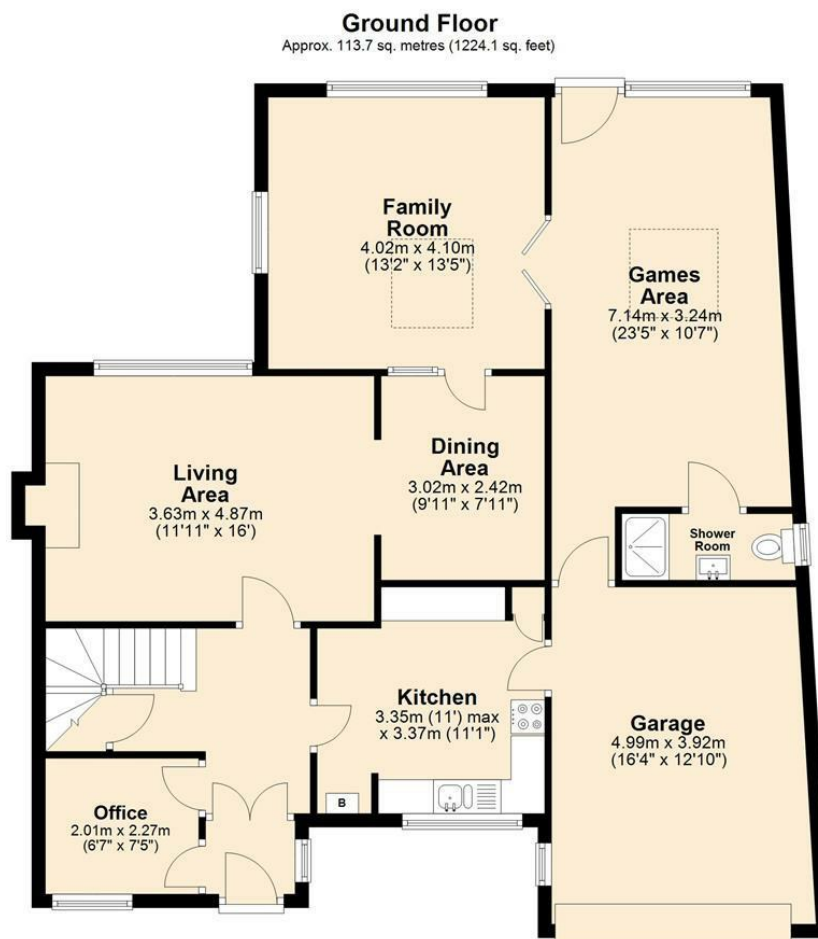
Double glazed window. Power and lighting. Accessed via an electric roller door to the front and a courtesy door from the kitchen.

To The Rear

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panelled fencing and part walled. Outside light. Brick built store cupboard.







Total area: approx. 166.1 sq. metres (1787.5 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		
55-68	D	57 D	74 C
39-54	E		
21-38	F		
1-20	G		