

Mulburries



Crescent Road , Hemel Hempstead, HP2 4AH

Offers in excess of £750,000



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- Development Opportunity
- Large Corner Plot
- Over 2300sq feet
- Stunning Character Features
- No Upper Chain
- Two Garages

DEVELOPMENT OPPORTUNITY

Mulburries are excited to welcome this colossal five bedroom detached character home to the market in the old town area of Hemel Hempstead

The corner plot, which covers just shy of 2400 internally square feet without the loft space, is a blank canvass for a residential buyer to create something very special. The structure itself, the height of the rooms, the multiple bay windows throughout mean





that despite the current condition of the property it isn't difficult to envisage once restored to its former glory, the unique property any buyer will have on their hands.

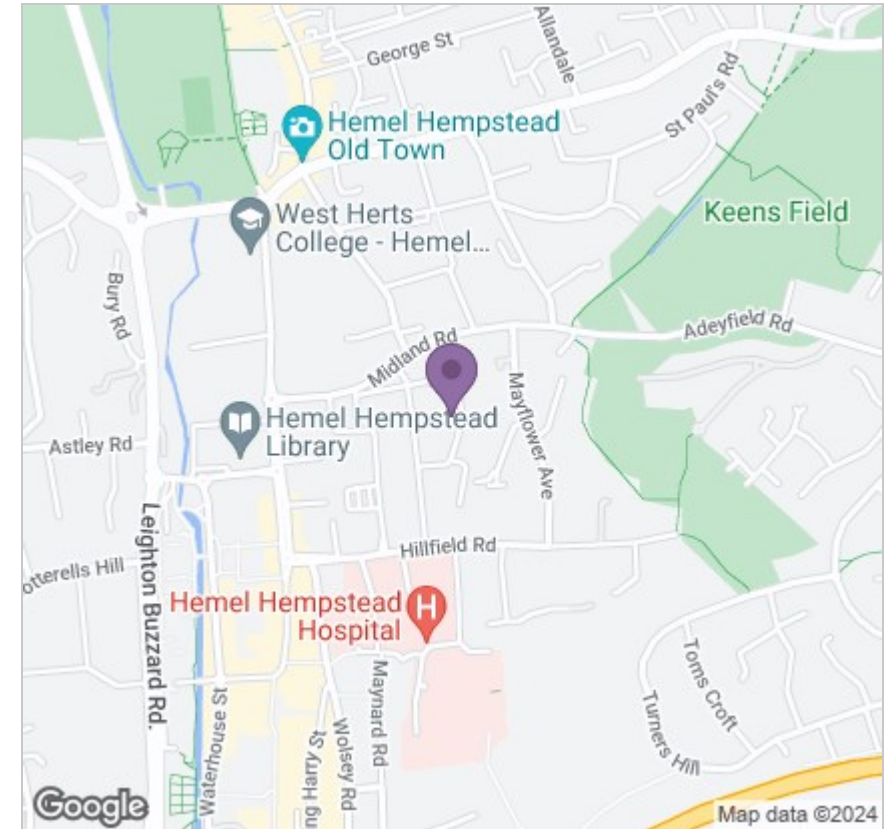
Equally, this is a massive opportunity for a developer to take this large plot and redevelop it into 8-12 flats (subject to planning permission). There is ample recent local history to suggest that planning permission for a development like this will be granted. Please contact us for more details.



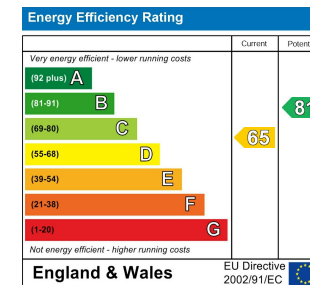
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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