



46 Crescent Road , Hemel Hempstead, HP2 4AH

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 is not 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.

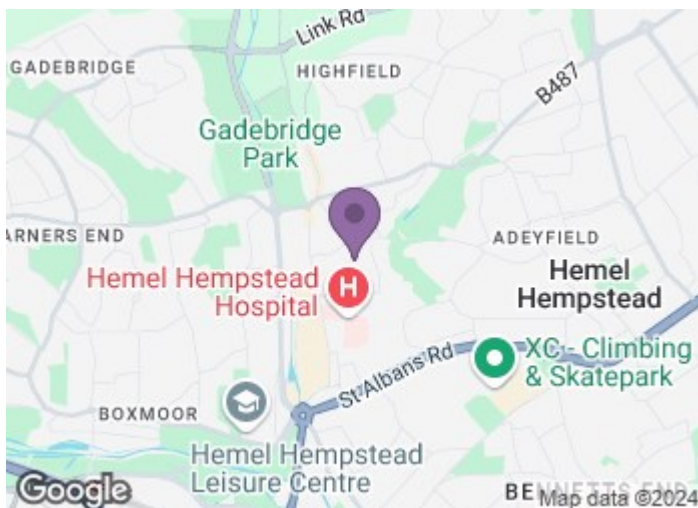
Offers over £750,000

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, Hemel Hempstead, HP2 4AH



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



[Directions](#)



Floor Plan



Total area: approx. 244.9 sq. metres (2636.4 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation. Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	