



11 School End Crescent, Hemel Hempstead, HP1 2DZ

Guide price £450,000

- Two Double Bedrooms
- Tonnes of Storage
- Generous Garden
- Open Plan
- Two Parking Spaces
- Downstairs WC

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Tucked away in a sought-after modern development, this beautifully presented two double bedroom home offers contemporary style, practical features, and a location that's hard to beat. Recently built and still covered by the remainder of its new build warranty, the property is ideal for buyers seeking a move-in ready home with scope to extend in the future (subject to consent). Located in a quiet cul-de-sac, it's within easy reach of local shops, schools, everyday amenities, and open green spaces, perfect for both relaxed village living and easy access to commuter links.

Ground Floor: The property opens into a bright entrance hall, leading to an open-plan lounge, kitchen, and dining space. This inviting area is designed for modern living, with French doors opening onto the rear garden to create a light and airy feel. A handy under-stairs storage cupboard adds practicality. The kitchen is fitted with a stylish range of wall and base units, integrated appliances, and generous work surfaces, making it both attractive and functional. The ground floor also features a fully tiled guest cloakroom and the added luxury of underfloor heating.

First Floor: Upstairs are two well-proportioned double bedrooms, each with fitted mirrored wardrobes. A contemporary family bathroom serves the floor, complete with quality fittings and a heated mirror. The landing provides access to a half-boarded loft with additional shelving—ideal for extra storage.

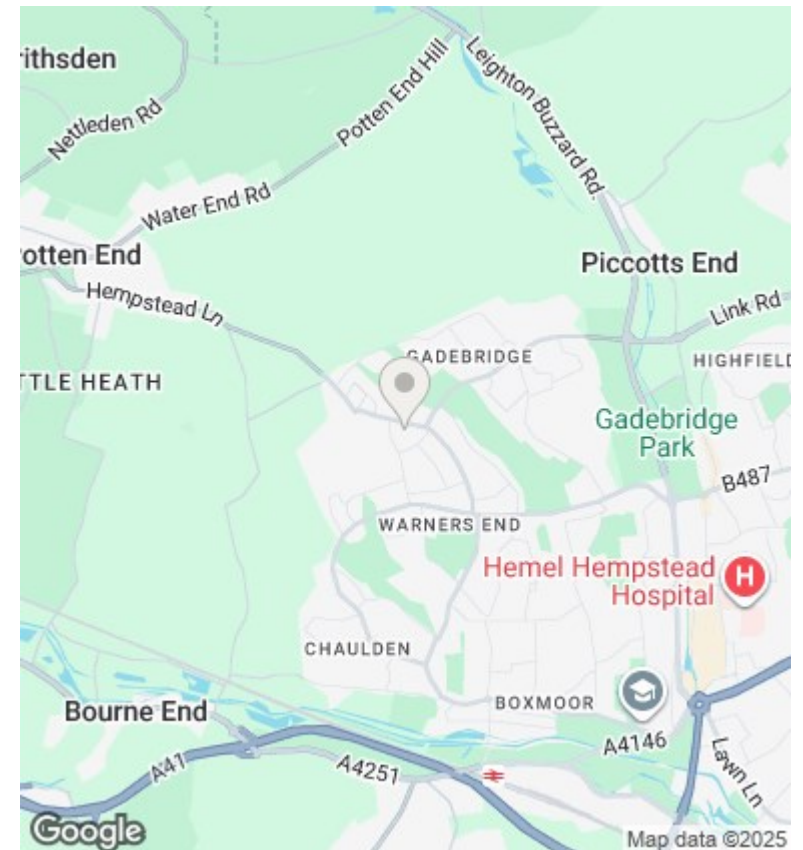
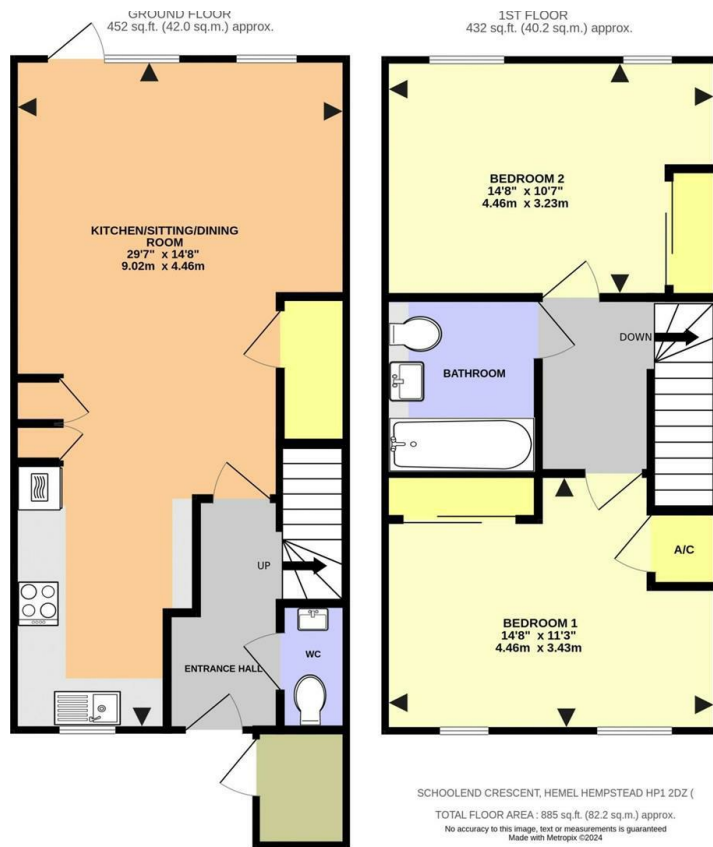
Outside: The rear garden is private and attractively landscaped, offering a mix of seating and entertaining areas including a patio and decked section, a neat lawn, and fenced boundaries for privacy. A garden shed provides further storage.

To the front, there's a driveway with parking for two vehicles, an EV charging point, and a large external storage cupboard, perfect for bikes, tools, or seasonal items.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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