



**Connells**

Crawley Drive  
Hemel Hempstead



# Crawley Drive Hemel Hempstead HP2 6BX

for sale  
**£400,000**



## Property Description

Three bedroom terraced family home, recently refurbished. Benefits include a GARAGE, front and rear gardens with EV charger, modern fitted kitchen, spacious lounge/diner, downstairs cloakroom, modern family shower room and spacious bedrooms. Close to local shops, transport links, schools, the Industrial Area and with easy access to the M1 Motorway. The ideal family home, call now to arrange a viewing!

## Entrance Hall

Double glazed door to front, double glazed window, cupboard housing meters and radiator.

## Cloakroom

Fitted with low level WC, wash hand basin, radiator and double glazed window.

## Lounge/ Diner

30' 8" x 13' 2" max ( 9.35m x 4.01m max )

Double glazed window, TV point, radiator, wood laminate flooring and double glazed patio doors.

## Kitchen

18' 8" x 10' 1" ( 5.69m x 3.07m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, Range cooker, plumbing for washing machine and dishwasher, radiator, wood laminate flooring and double glazed patio doors.



## Landing

Stairs from ground floor, airing cupboard with boiler and access to loft.

## Bedroom 1

12' 8" x 10' 2" ( 3.86m x 3.10m )

Double glazed window, TV point, cupboard and radiator.

## Bedroom 2

13' 4" x 9' 7" ( 4.06m x 2.92m )

Double glazed window and radiator.

## Bedroom 3

10' 2" x 6' 8" ( 3.10m x 2.03m )

Double glazed window, built in cupboard and radiator.

## Shower Room

Fitted with shower cubicle, wash hand basin, two heated towel rails, low level WC, full tiling and double glazed window.

## Front Garden

Pathway to front door and paved area.

## Rear Garden

Paved garden with pond, two sheds, EV charging point and rear access.

## Garage In Block



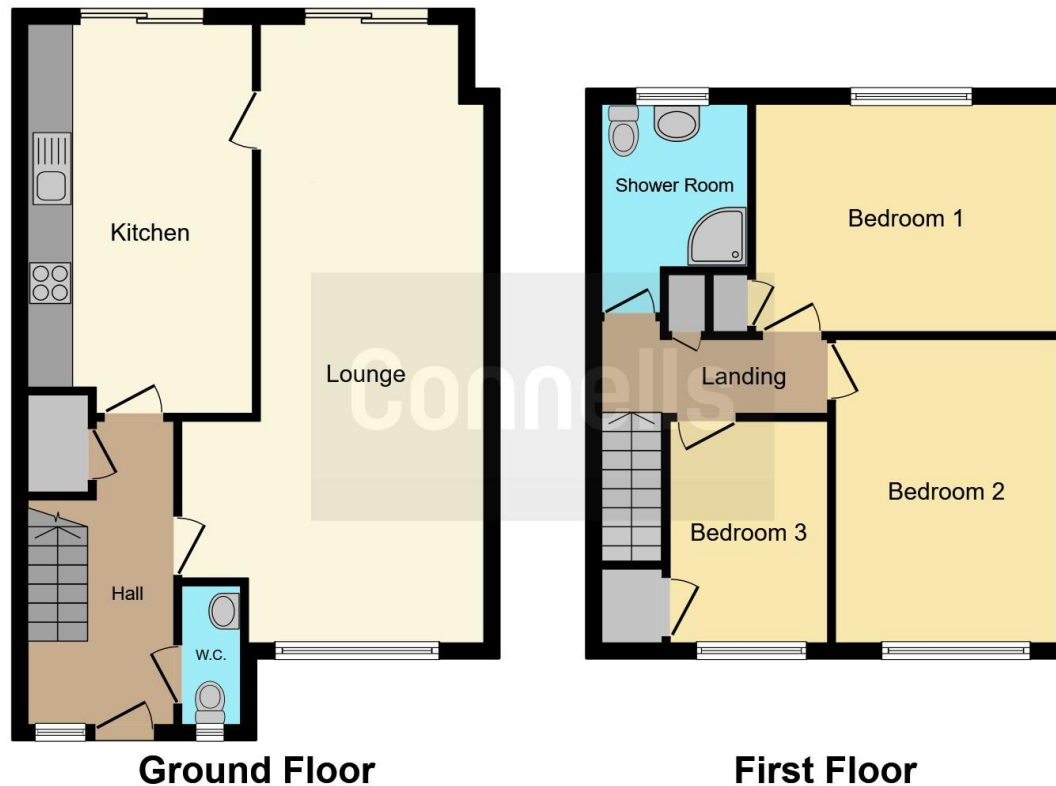












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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