



Crouchfield, Hemel Hempstead HP1 1PA

welcome to

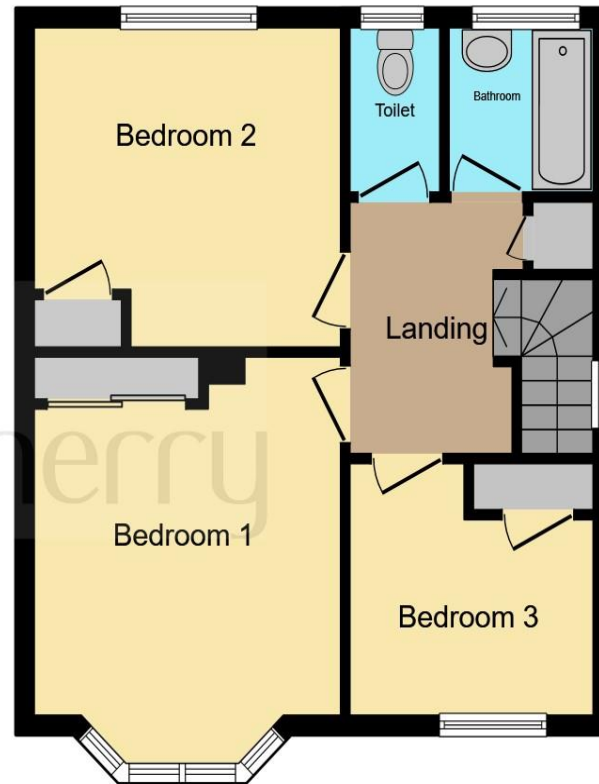
Crouchfield, Hemel Hempstead

Looking for something you can make your own? This Ideally Positioned Three Bedroom Detached House offers you exactly that. It sits on a corner plot and really is a blank canvass for you to get in and make it your forever home. Call us today to start your journey.





Ground Floor



First Floor

Entrance Hall

Lounge

13' 11" Into Bay x 12' 4" To Max (4.24m Into Bay x 3.76m To Max)

Dining Room

11' 4" x 9' 1" (3.45m x 2.77m)

Kitchen

10' 8" x 9' 11" (3.25m x 3.02m)

Landing

Bedroom One

14' 7" To Max x 11' 2" To Max (4.45m To Max x 3.40m To Max)

Bedroom Two

11' 2" To Max x 10' 8" To Max (3.40m To Max x 3.25m To Max)

Bedroom Three

7' 11" To Max x 6' Plus Recess (2.41m To Max x 1.83m Plus Recess)

Bathroom

Seperate Wc

Outside

Front Garden

Rear Garden

Garage

Total floor area 108.2 m² (1,165 sq.ft.) approx

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

welcome to

Crouchfield, Hemel Hempstead

- No Upper Chain
- Sought After Residential Area
- Three Bedroom Detached Family Home On A Corner Plot
- Two Reception Rooms
- Good Sized Kitchen & Family Bathroom With Separate WC

Tenure: Freehold EPC Rating: E

offers in excess of

£649,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110321](https://www.brownandmerry.co.uk/Property/HHD110321)



Property Ref:
HHD110321 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)