

Crossfell Road, Hemel Hempstead HP3 8RF

welcome to

Crossfell Road, Hemel Hempstead

NO UPPER CHAIN! Spacious 5-bed semi in a sought-after location, just moments from Leverstock Green Village. Generous living space, garden & driveway. Huge potential view today!















Total floor area 161.0 m2 (1,733 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

Entrance Hall

Annex / Play Room

30' 5" x 8' 5" (9.27m x 2.57m)

Shower Room

Lounge

27' 11" To Max x 12' 9" To Max (8.51m To Max x 3.89m To Max)

Kitchen

18' 9" To Max x 11' 6" To Max (5.71m To Max x 3.51m To Max)

Conservatory

9' 5" x 8' 4" (2.87m x 2.54m)

Landing

Bedroom One

11' 8" x 11' 5" (3.56m x 3.48m)

Bedroom Two

11' 7" To Max x 10' 4" To Max (3.53m To Max x 3.15m To Max)

Bedroom Three

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom Four

11' 8" To Max x 10' 3" To Max (3.56m To Max x 3.12m To Max)

Bedroom Five

8' 8" x 7' 4" (2.64m x 2.24m)

Bathroom

Outside

Rear Garden

Parking

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Crossfell Road, Hemel Hempstead

- No Upper Chain
- Popular Road In A Very Sought After Residential Area
- Extended Semi Detached Family Home
- Five Bedrooms
- Spacious Living Accommodation

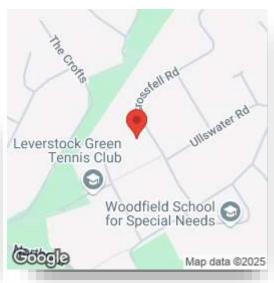
Tenure: Freehold EPC Rating: D

£675,000

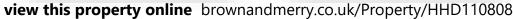








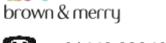
Please note the marker reflects the postcode not the actual property

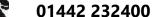




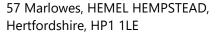
Property Ref: HHD110808 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.













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