

# The Crofts, HEMEL HEMPSTEAD HP3 8HL



## welcome to

## The Crofts, HEMEL HEMPSTEAD

A beautifully presented and extended 4 double bedroom detached family home located in a prime cul-de-sac in Leverstock Green. Offering spacious and flexible living, this unique property includes The Dell - a private, tranquil wooded copse to the side, perfect for nature lovers and families.













#### Entrance Hall

#### Cloakroom

Study 10' 7" x 9' 4" ( 3.23m x 2.84m )

#### Lounge 19' 5" x 11' 11" ( 5.92m x 3.63m )

Play Room 16' 2" x 14' 9" ( 4.93m x 4.50m )

### L - Shaped Kitchen

23' 2" To Max x 22' To Max ( 7.06m To Max x 6.71m To Max)

## **Utility Room**

6' 7" x 4' 4" ( 2.01m x 1.32m )

#### Landing

**Bedroom One** 

12' To Max x 11' 11" ( 3.66m To Max x 3.63m)

#### Walk In Wardrobe

En-Suite

#### Bedroom Two 10' 3" x 10' 2" ( 3.12m x 3.10m )

#### **Bedroom Three**

9' 7" To Wardrobe x 8' 9" ( 2.92m To Wardrobe x 2.67m)

**Bedroom Four** 10' 8" x 8' 4" ( 3.25m x 2.54m )

Bathroom

Outside

Rear Garden

#### Parking

## Dressing Room Living Room Bedroom 1 Inesh Hallway Sitting Room Bedroom 3 Kitchen/Garderi Room ending Family Room Bedroom 2 **Dressing Room** Bedroom 3 **First Floor**

**Ground Floor** 

#### Total floor area 169.1 m<sup>2</sup> (1,820 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

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## The Crofts, HEMEL HEMPSTEAD

- Quiet Cul-De-Sac In A Sought After Residential Area
- Executive Four Bedroom Detached Family Home
- Wooded Copse To The Side
- Beautifully Presented & Modern Throughout
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

# £850,000





## view this property online brownandmerry.co.uk/Property/HHD110908



Property Ref:

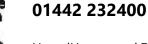
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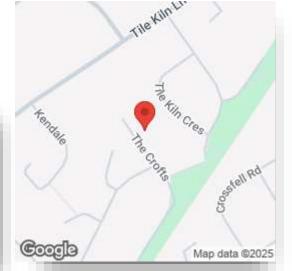
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Please note the marker reflects the postcode not the actual property