



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.





Ground Floor



First Floor

Total floor area 169.1 m² (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

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

welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110908](https://www.brownandmerry.co.uk/Property/HHD110908)



Property Ref:
HHD110908 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



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