



## Sunrise Crescent, Hemel Hempstead, HP3 9NR

### Asking Price £425,000

Welcome to Sunrise Crescent, Hemel Hempstead - A charming location for this delightful 3-bedroom semi-detached house. This property boasts not only 2 reception rooms but also a garage, offering ample space for all your needs.

Situated on a generous plot, this house presents an exciting opportunity for those looking to extend and create their dream home (subject to obtaining the necessary planning permissions). Although in need of some modernisation the property is being sold without an onward chain and provides a blank canvas for you in a sought after location.

Contact us today to arrange a viewing.

**Entrance Hallway 15'01 x 6'00 (4.60m x 1.83m)**



Double glazed window to front aspect, stairs to first floor, understairs storage cupboard, radiator, doors to kitchen and living room.

**Living Room 12'06 x 11'11 (3.81m x 3.63m)**



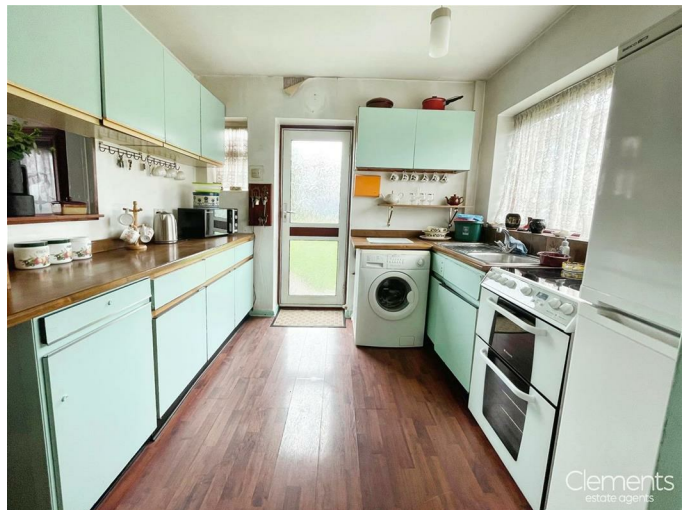
Double glazed sliding patio doors to rear aspect, radiator, fireplace.

**Dining Room 9'06 x 8'07 (2.90m x 2.62m)**



Double glazed window to rear aspect, radiator, serving hatch to kitchen.

**Kitchen 9'04 x 8'09 (2.84m x 2.67m)**



Matching range of all and base cupboard units with work surfaces over, stainless steel sink drainer unit, serving hatch to dining room, single glazed window to side aspect, double glazed window to front aspect, door to side aspect.

**Landing 6'01 x 9'01 (1.85m x 2.77m)**



Stairs from ground floor, double glazed window to front aspect, loft access, doors to all three bedrooms and bathroom.

**Bedroom One 11'11 x 12'07 (3.63m x 3.84m )**



Double glazed window to rear aspect, radiator, built in wardrobes.

**Bedroom Two 11'11 x 9'06 (3.63m x 2.90m)**



Dual aspect with double glazed windows to side and rear aspect, radiator, built in wardrobes.

**Bedroom Three 8'09 x 6'01 (2.67m x 1.85m)**



Double glazed window to front aspect, radiator, built in cupboard.

**Bathroom 5'09 x 6'01 (1.75m x 1.85m)**



Frosted double glazed window to front aspect, radiator, LLWC, pedestal wash hand basin, bath with mixer taps and shower attachment over, part tiled walls.

**Outside**



Front, side and rear gardens mainly laid to lawn with garage and driveway parking.

# Floor Plan



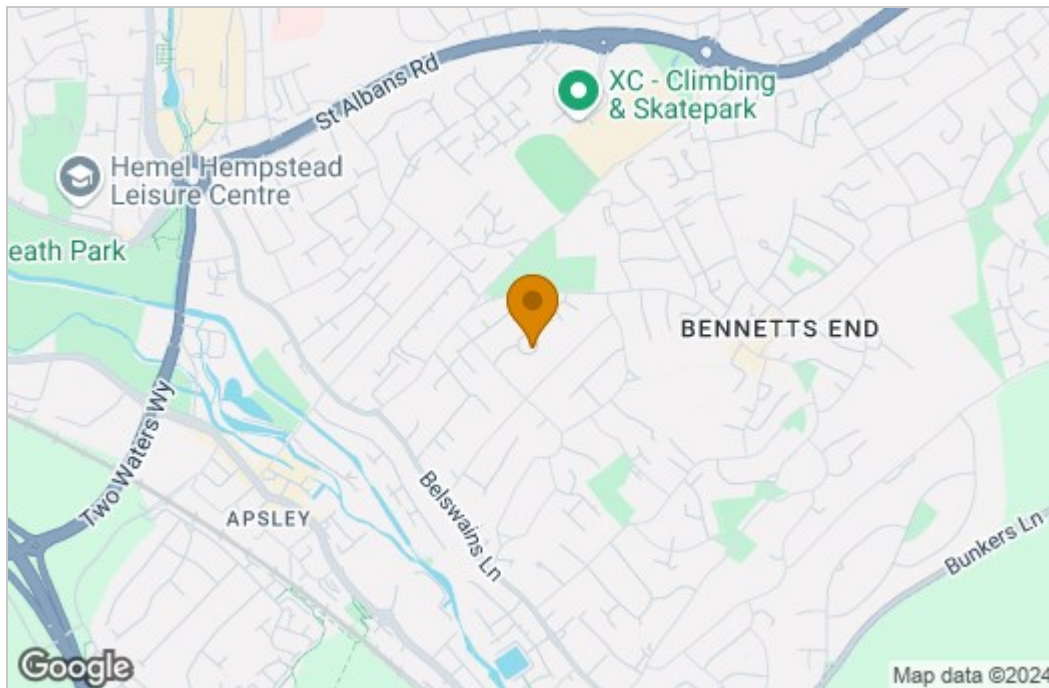
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TOTAL: 73.0 m<sup>2</sup> (786 sq.ft.)

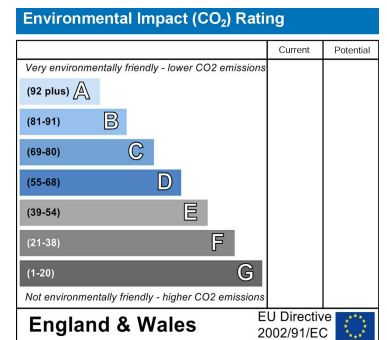
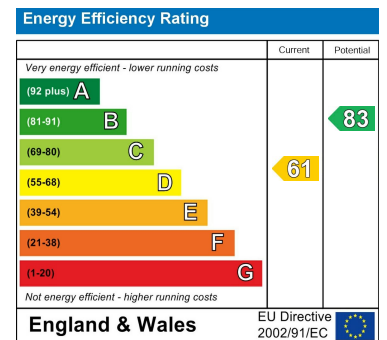
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



# Area Map



# Energy Efficiency Graph



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