



Crouchfield, Hemel Hempstead, HP1 1PA
Offers Invited £525,000

FOR SALE BY MODERN AUCTION - T & C'S APPLY. Clements are delighted to present to the market this fantastic architect designed detached family home in Boxmoor. Being marketed for the first time since its build in 1957, within a stones throw of the village amenities, good schools and walking distance to Hemel Mainline Train Station. The property comprises: entrance hallway, kitchen, dining room, living room, three bedrooms, bathroom and integral garage as well as front and rear gardens. Being sold with no onward chain, VIEWING STRONGLY RECOMMENDED.

Front

Driveway leading to garage and single path to front entrance door with enclosed storm porch, mature front garden with a variety of beautiful trees and shrubs.

Entrance Porch



Enclosed storm porch with door into:

Entrance Hallway



Stairs to first floor, radiator, doors to living room and kitchen.

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



Cupboard housing central heating boiler, base cupboard units with genuine 1950's sink/drainage unit, washing machine and brand new oven included, washing machine, single glazed window to rear aspect overlooking garden, radiator, doors to dining room, hallway and direct access to garage and storage units.

Living Room 12'4 x 12'1 (3.76m x 3.68m)



Dual aspect with bay fronted double glazed window and double glazed window to side aspect, fully functioning original 1950's open fireplace, radiator, open to:

Dining Room 10'8 x 9'1 (3.25m x 2.77m)



Dual aspect with single glazed window to side aspect and single glazed door and windows to rear aspect, door to kitchen, radiator.

Landing



Stairs from first floor, doors to all bedrooms, bathroom and WC, single glazed window to side aspect, loft access, open storage cupboard.

Bedroom One 12'2 x 11'3 (3.71m x 3.43m)



Bay fronted double glazed window, built in wardrobes, radiator.

Bedroom Two 11'3 x 10'9 (3.43m x 3.28m)



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

Bedroom Three 8'4 x 8'0 (2.54m x 2.44m)



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

Bathroom



Bath unit, sink unit, heated towel rail, frosted single glazed window to rear aspect.

WC

Frosted single glazed window to rear aspect, WC.

Rear Garden



Fully enclosed rear garden with lawn area and surrounded by mature tree's, plants and shrubs, Pre planning dept, indicates an annex could be built in rear garden.

Garage & Driveway 16'10 x 8'3 (5.13m x 2.51m)

Single garage with up and over door, driveway to front.

Auctioneers Comments

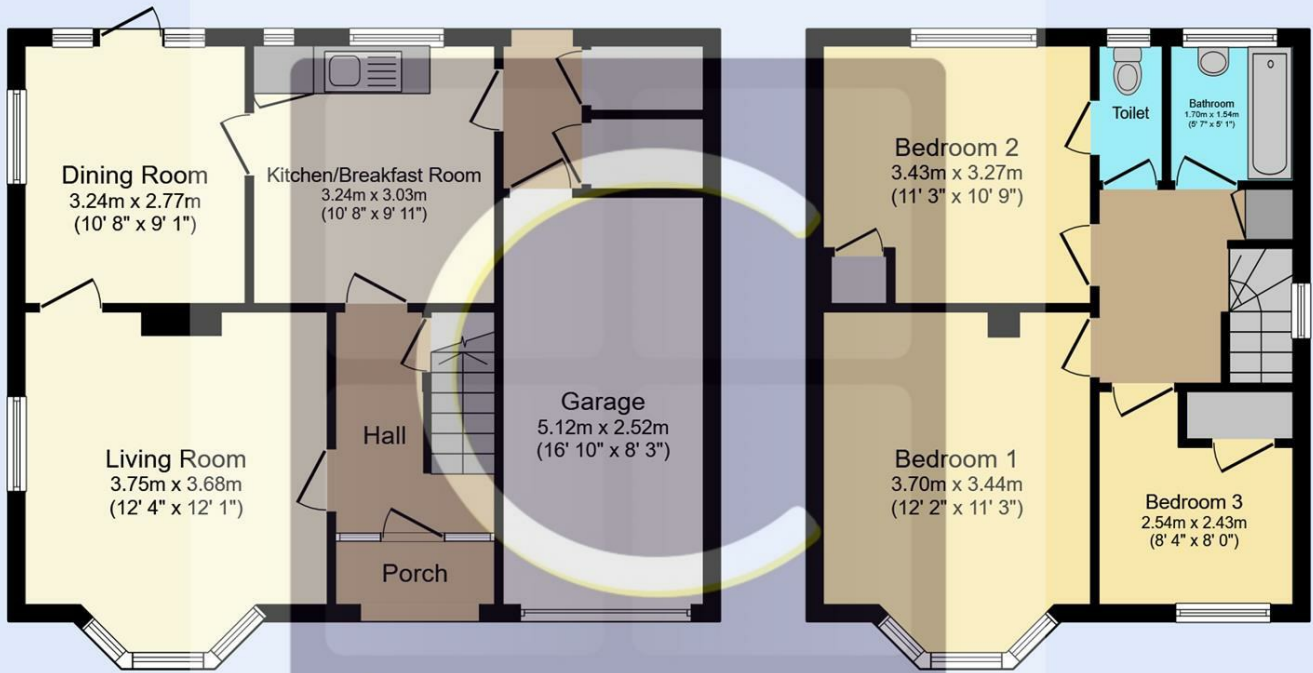
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Floor Plan



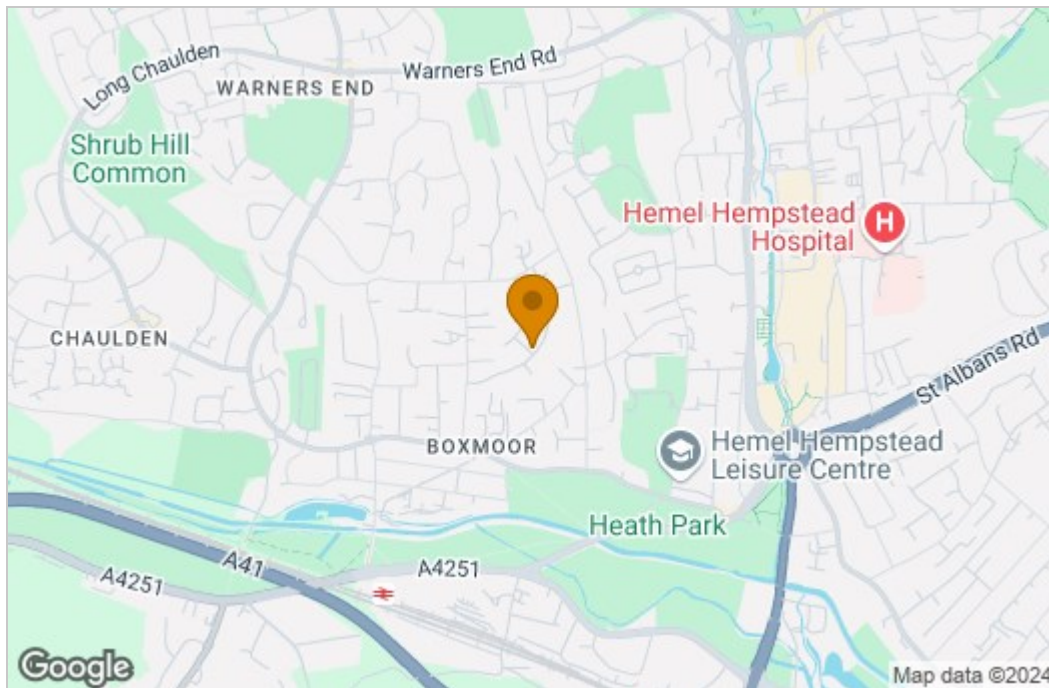
Ground Floor Floor area 60.8 m² (654 sq.ft.)
First Floor Floor area 42.4 m² (456 sq.ft.)

TOTAL: 103.1 m² (1,110 sq.ft.)

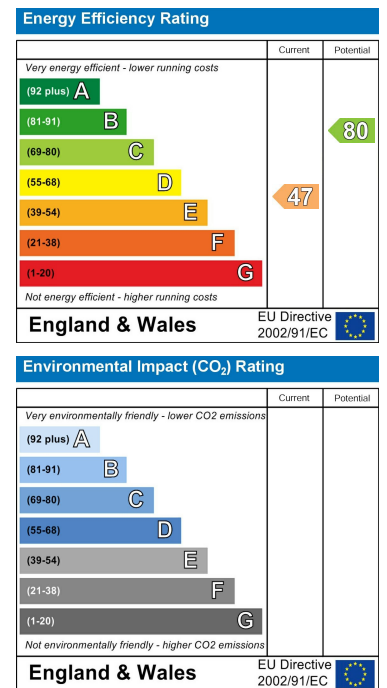
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
 Tel: 01442 214151 Email: sales@clementsstateagents.co.uk <https://www.clementsstateagents.co.uk>