



School End Crescent, Hemel Hempstead, HP1 2DZ

Offers In Excess Of £400,000

Located in this modern and sought after development is this well presented family home having recently been built. Boasting two double bedrooms, 29'6 open plan living room/kitchen, cloakroom, under floor heating to the ground floor, remaining term of NHBC warranty, allocated parking and the property offer scope top extended STPP

Situated within easy reach of the local shops, Hemel Hempstead mainline railway station offers a fast and frequent service to London Euston and the M1, M25 and A41 road links.

Entrance Hall

Double glazed front door and under floor heating.

Cloakroom

Low level wc with hidden cistern, wash hand basin with mixer tap and tiled walls.

Open Plan Living Room/Kitchen 29'6 max x 14'5 max (8.99m max x 4.39m max)

Double glazed window, walk in understairs cupboard, under floor heating and double glazed French doors to garden.

Kitchen

Modern fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with mixer tap, double electric oven, electric hob with cooker hood over, integrated fridge freezer, under floor heating, tiled flooring and double glazed window.

Landing

Loft access to part boarded loft and shelving.

Bedroom One 14'5 x 9'0 (4.39m x 2.74m)

Two double glazed windows, radiator and fitted wardrobes.

Bedroom Two 12'1 x 9'11 (3.68m x 3.02m)

Two double glazed windows, radiator and fitted wardrobe.

Bathroom

Panelled bath with mixer tap and shower over, low level wc with hidden cistern, wash hand basin, extractor fan, heated towel rail, tiled walls and flooring.

Outside Store**Front**

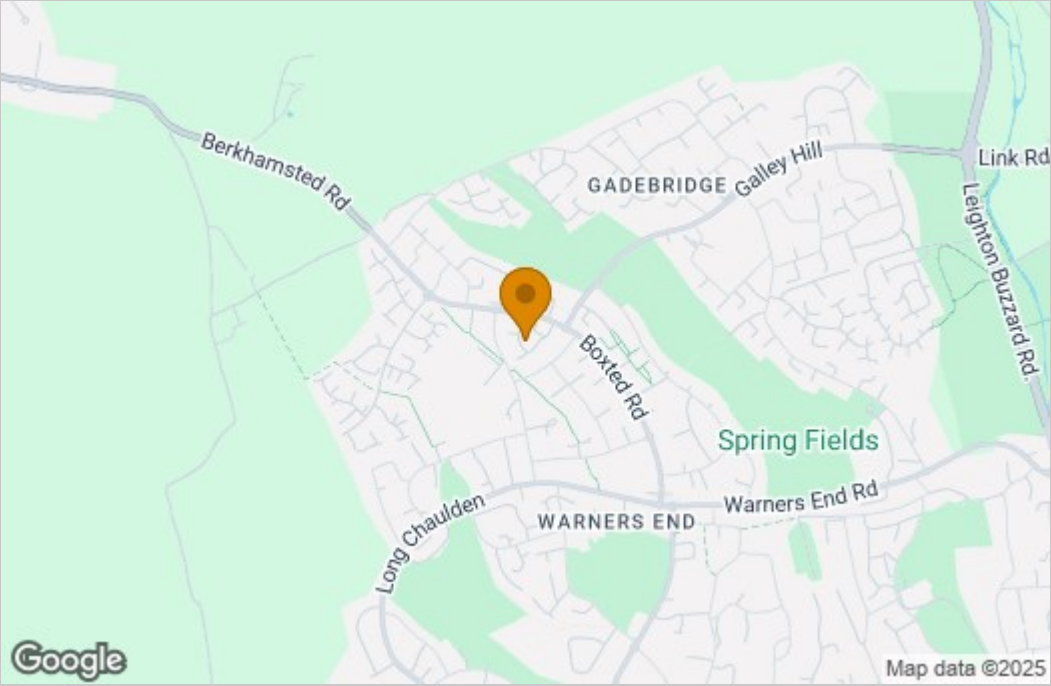
Paved for off road parking and EV charger.

Rear Garden

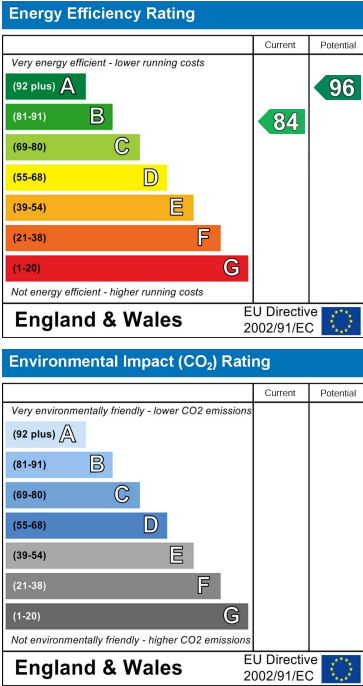
Laid to lawn with flower and shrub borders, patio area, shed and decked seating area.

Floor Plan

Area Map



Energy Efficiency Graph



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