





**Offers in the Region  
Of £800,000**

Located on approximately one acre at the end of a quiet cul-de-sac, this well-presented four-bedroom detached family home is ideally positioned close to popular schools and local amenities. The property offers flexible living space, including a spacious family room, sitting room, and a separate living room. There is also a spacious kitchen/diner, cloakroom and a utility room. Upstairs features four generously sized bedrooms, with the main bedroom benefiting from an en-suite and dressing room. Outside, the property enjoys wraparound landscaped

# Property Description

## Entrance Hall

Door to family room, door to living room, door to sitting room, door to kitchen, double glazed window to side aspect, stairs rising to first floor, door to rear garden.

## Family room

Double glazed window to side and rear aspect, built in storage cupboards, radiator.

## Living Room

Double glazed window to front, double glazed door to rear garden, feature fireplace, radiator.

## Sitting Room

Door to hallway, door to kitchen, radiator.

## Cloakroom

Frosted double glazed window to side aspect, WC, Hand wash basin in vanity unit.

## Kitchen/Diner

Range of floor and wall mounted units, stainless steel sink with drainer, integrated dishwasher, built in oven, electric hob with extractor fan over, integrated fridge freezer, velux windows, door to utility, double glazed window to rear, double glazed door to rear garden.

## Utility room

Wall mounted gas boiler, space for washing machine, space for tumble dryer.

## Bedroom One

Double glazed window to rear, radiator, built in wardrobes, door to:

## Dressing room

Frosted double glazed window to front, radiator, door to:

## En-suite

Frosted double glazed window to front, WC, shower unit, heated towel rail, hand wash basin in vanity unit, extractor fan.

## Bedroom 2

Double glazed window to front, radiator, two storage cupboards.

## Bedroom 3

Double glazed window to rear, built in wardrobe, radiator.

## Bedroom 4

Double glazed window to rear, radiator, built in wardrobe.

## Outside

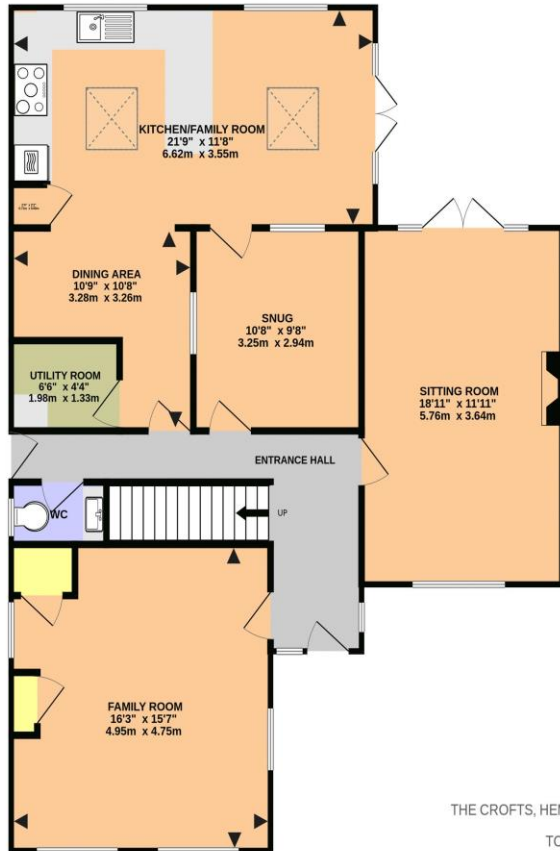
### Front garden

Blocked paved driveway parking for multiple cars.

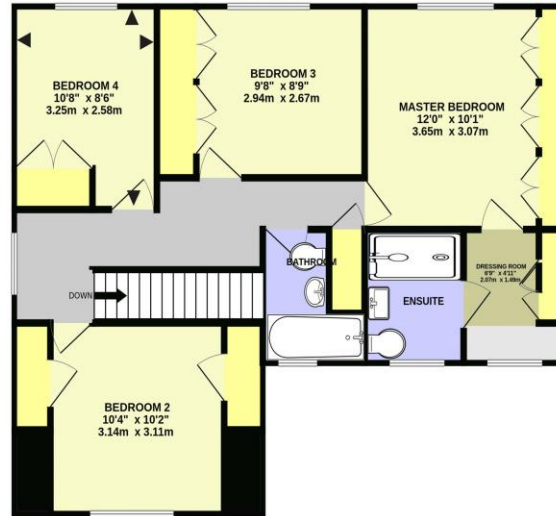
### Rear Garden

Beautifully landscaped wrap around garden, comprising various patio areas, mature flower and shrub beds, hedging and trees with access to an adjoining woodland with a variety of mature trees.

GROUND FLOOR  
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



THE CROFTS, HEMEL HEMPSTEAD HP3 8JL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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