Michael ANTHONY

Crossfell Road, Hemel Hempstead

Offers in Excess of £762,500

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We are delighted to offer for sale this superbly presented, detached family home situated in this highly sought after cul de sac Leverstock Green. Briefly comprising an entrance hallway, stunning 23FT living room, superbly appointed luxury kitchen/dining room, utility room, downstairs w.c. family room, master bedroom with ensuite shower room, three further double bedrooms and a family bathroom. Externally the property also boasts driveway parking for multiple cars and a delightful fully enclosed private rear garden.

Property Description

ENTRANCE
Door to:

ENTRANCE HALL
Built in storage cupboard, spotlights, doors to lounge, family room and kitchen/diner.

LOUNGE
Double glazed bay window to front aspect, two double glazed windows to rear, double glazed doors to rear. Radiator, double doors to entrance hall.

FAMILY ROOM
Double glazed window to front aspect. Radiator.

KITCHEN
Double glazed French doors to rear and double glazed window to rear. Range of wall mounted and floor standing units with work surface over. Island breakfast bar with power point and storage below, one and a half bowl stainless steel single drainer sink, integrated oven and hob, integrated dishwasher and fridge/freezer.

UTILITY ROOM
Wall mounted and floor standing units with work surface over, stainless steel single drainer sink, space for washing machine and tumble dryer, door to cloakroom.

CLOAKROOM
Low level w.c., wash hand basin with mixer tap.

LANDING
Access to loft space, built in storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE
Walk in shower, wash hand basin with storage below, low level w.c., towel radiator.

BEDROOM TWO
Double glazed window to rear aspect. Radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator, wall mounted storage, spotlights.

BEDROOM FOUR
Double glazed window to front aspect. Radiator, spotlights.

BATHROOM
Frosted double glazed window to rear aspect. Panelled bath with shower over, wash hand basin with storage below, low level wc., tiled walls, extractor fan.

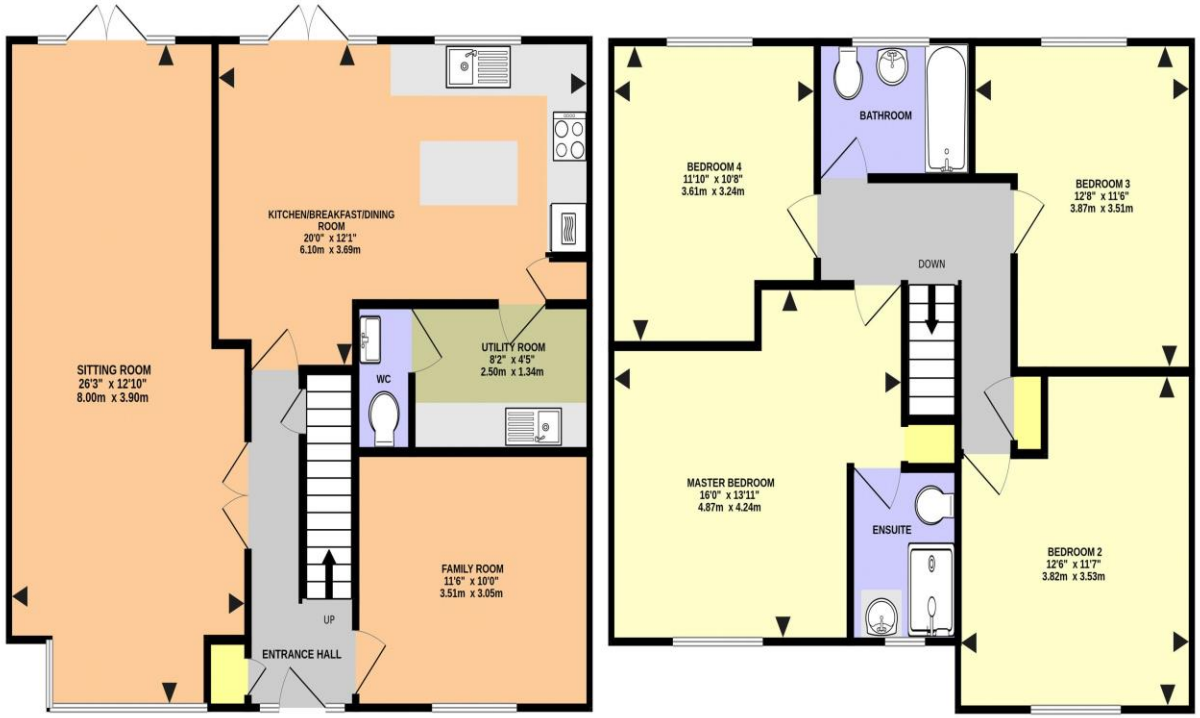
OUTSIDE

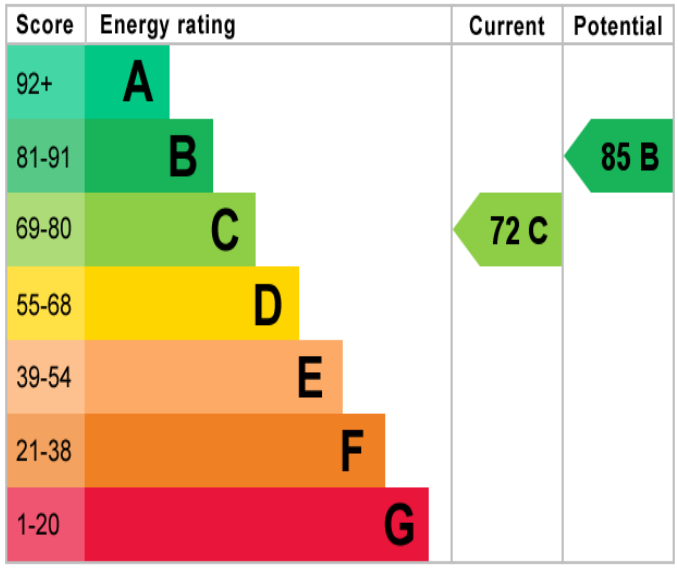
PARKING
Block paved driveway providing off road parking for several cars.

REAR GARDEN
Mainly laid to lawn with patio area, side and rear gate, outside tap and power, large shed to remain.

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.





CROSSFELL ROAD, HEMEL HEMPSTEAD HP3 8RQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.

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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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