





**£495,000**

Situated in a sought after area of Cornerhall, Hemel Hempstead, this well-presented three-bedroom family home offers bright and spacious accommodation throughout. The property benefits from two reception rooms, a modern kitchen, a downstairs cloakroom and a private rear garden. Upstairs comprises three bedrooms and a modern family bathroom. The location offers convenient access to local shops, schools, and everyday amenities, along with good transport links into the town centre and surrounding areas.

# Property Description

## Entrance Hall

Door to study, door kitchen, door to living/dining room, door to cloakroom, stairs rising to first floor, radiator.

## Cloakroom

WC, hand wash basin.

## Lounge/Diner

Radiator, door to rear garden.

## Study

Double glazed bay window to front, radiator.

## Kitchen

Double glazed window to side aspect, range of floor and wall mounted units, built in oven, integrated microwave, electric hob with extractor fan over, stainless steel sink, integrated dishwasher, integrated fridge freezer, integrated washing machine, wall mounted combination boiler, door to side.

## Landing

Doors to all bedrooms and bathroom.

## Bedroom 1

Double glazed window to front, radiator.

## Bedroom 2

Double glazed window to rear, radiator.

## Bedroom 3

Double glazed window to rear, radiator.

## Bathroom

Frosted double glazed window to side, two hand wash basins in vanity unit, WC, panel bath with shower over, heated towel rail.

## Rear Garden

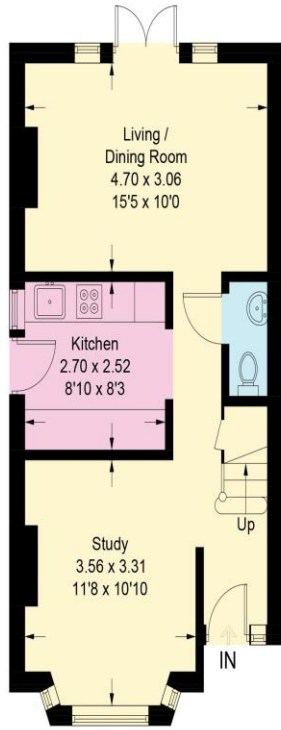
Mainly laid to lawn with patio area, water tap, side access.

## Driveway

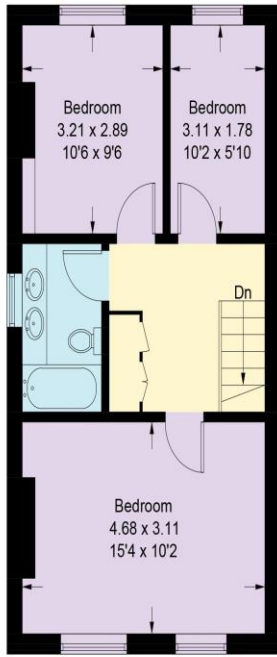
## Council tax band: D



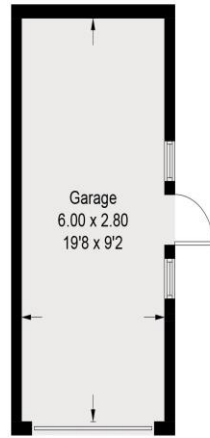
## Crabtree Lane



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Total Area  
 931 sq ft / 86.5 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 1112 sq ft / 103.3 sq m

This plan is for layout guidance only.  
 Not drawn to scale unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan,  
 please check all dimensions,  
 shapes and compass bearings before  
 making any decisions reliant upon them. (ID1294404)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 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