

Mulburries



Crossfell Road , Hemel Hempstead, HP3 8RQ

Guide price £800,000



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- Substantial detached family home
- Approx. 1,837 sq ft of accommodation
- Four bedrooms
- Two spacious reception which one could be used as an office
- Impressive 28ft kitchen/diner
- Separate utility room
- Ground floor WC
- Principal bedroom with en-suite
- Spacious family sized bathroom.
- Large private garden and driveway parking



Mulburries offer this substantial detached family home in a popular Hemel Hempstead setting, Crossfell Road offers flexible accommodation of approximately 1,837 sq ft, a superb rear garden and driveway parking.

The ground floor is arranged for busy family life and entertaining. A welcoming entrance hall with cloakroom/WC leads to two impressive reception rooms, both over 19ft in length, giving excellent choice for a formal lounge, playroom, cinema room or home office. To the rear, the bright kitchen/diner forms the heart of the home, extending to approximately 28ft with modern cabinetry, integrated appliances, dining space and double doors opening onto the garden. A separate utility room adds practicality.



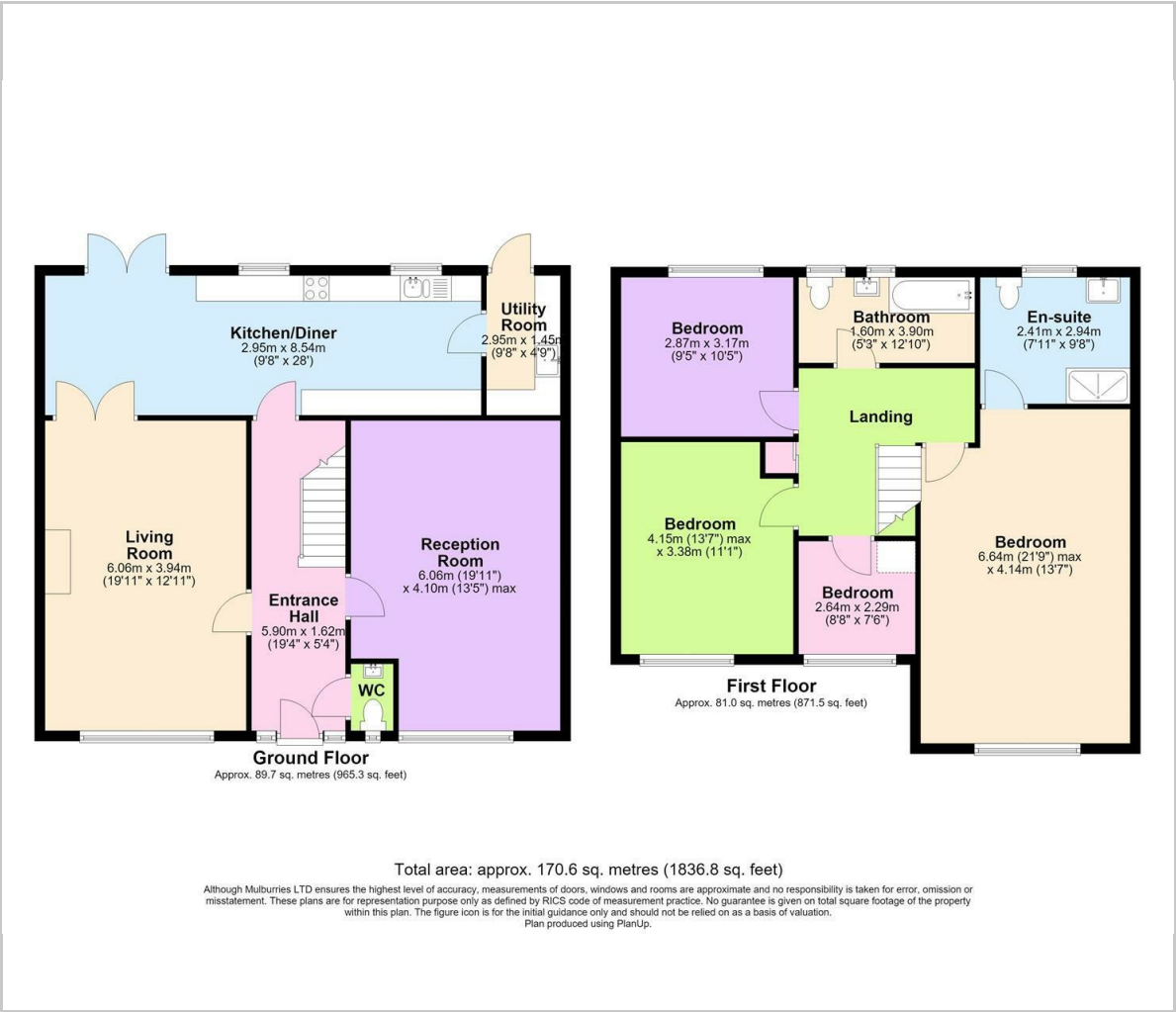
Upstairs continues the sense of space, with four well-proportioned bedrooms. The principal bedroom is a standout feature, measuring up to 21'9 and enjoying its own en-suite shower room. The remaining bedrooms are served by well-presented bathroom space, while the single bedroom could provide a quiet spot for working from home.

Externally, the property has off-street parking and a mature, private rear garden. Mainly laid to lawn with established borders, patio seating and useful storage, it is ideal for children, pets and summer entertaining.



Area Guide: Crossfell Road is well placed for the amenities that make Hemel Hempstead such a popular town. Local shops, schools, green spaces and leisure facilities are within easy reach, while The Marlowes, Jarman Park, Boxmoor and Gadebridge Park offer shopping, dining, sport and outdoor recreation nearby. For commuters, Hemel Hempstead and Apsley stations provide rail services towards London Euston, and the A41, M1 and M25 offer convenient links to St Albans, Watford, London and the wider Home Counties.

Floor Plan

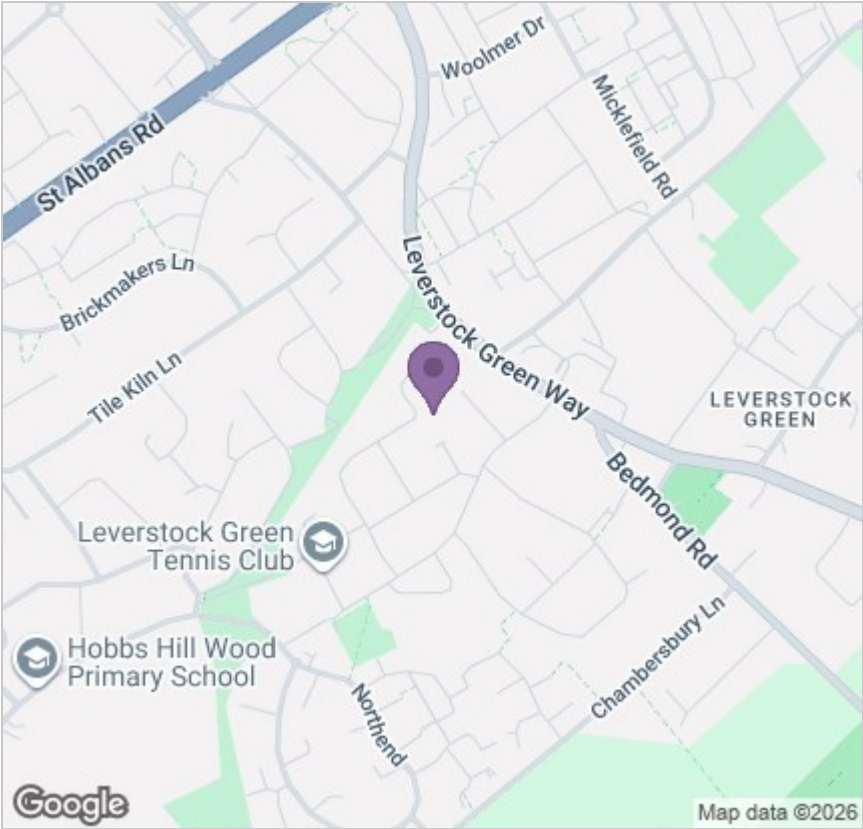


Viewing

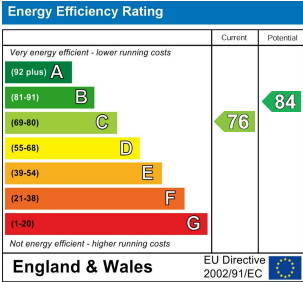
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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