



Connells

Crabtree Lane
Hemel Hempstead



Property Description

Situated in a quiet and highly sought-after area, this beautifully presented 3-bedroom family home on Crabtree Lane offers spacious living with an abundance of natural light. Boasting two reception rooms, a refitted kitchen, and a private garden, this property is perfect for families looking for comfort, convenience, and style.

This property also benefits from being within easy reach to schools, shops and local amenities.

Entrance Hall

Door to front and radiator.

Cloakroom

Fitted with low level WC and wash hand basin.

Lounge

11' 6" including bay x 10' plus recess (3.51m including bay x 3.05m plus recess)

Double glazed bay window, radiator and wood flooring.

Dining Room

15' 4" max x 9' 11" (4.67m max x 3.02m)

Double glazed french doors to rear, TV point, radiator and wood flooring.

Kitchen

8' 6" x 9' 1" (2.59m x 2.77m)

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, electric oven and hob with cookerhood, plumbing for washing machine and dishwasher, central heating boiler, double glazed window and double glazed door to side.

Landing

Stairs from ground floor, storage cupboard, access to loft and wood flooring.

Bedroom 1

15' max x 10' (4.57m max x 3.05m)

Double glazed window, radiator and wood flooring.

Bedroom 2

10' x 9' max (3.05m x 2.74m max)

Double glazed window, radiator and wood flooring.

Bedroom 3

9' 9" x 5' 9" (2.97m x 1.75m)

Double glazed window, radiator and wood flooring.

Bathroom

Fitted with bath with mixer taps, shower, two wash hand basins, vanity unit, low level WC, heated towel rail, part tiling and double glazed window.

Driveway Parking

Rear Garden

Patio area leading to lawned area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax Band: D

Tenure: Freehold

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