



Crescent Road, Hemel Hempstead, HP2 4AH
Asking price £395,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A charming two/three bedroom character home, situated in this popular position on Crescent Road, located approximately 0.3 miles from Hemel Hempstead's historic Old Town.

The ground floor layout includes a bay fronted living room, modern kitchen/breakfast room, useful utility room and a refitted family bathroom. The first floor comprises two double bedrooms and a further bedroom which could also be utilised as an office or dressing room.

Externally the property further benefits from an area of front garden, low maintenance private rear garden and permit parking.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Living Room

Double glazed bay window with shutters. Wood flooring. Recessed down lighting. Radiator. Access to the kitchen/breakfast room.

Kitchen/Breakfast Room

Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands and an island. Integrated oven with gas hob and extractor over. Integrated low level fridge, dishwasher and wine cooler. Inset stainless steel sink. Recessed down lighting. Wood flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the utility room.

Utility Room

Glazed window. Fitted with a base level unit with a work surface over also forming an upstand. Space for a freestanding washing machine. Radiator. Tiled flooring. Recessed down lighting. Cupboard housing the boiler. Access to the family bathroom.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting. Storage cupboard.

First Floor Landing

Recessed down lighting. Access to the loft. Access to two bedrooms.

Bedroom One

Double glazed window with shutters. Radiator.

Bedroom Two

Double glazed window. Radiator. Storage cupboard. Access to bedroom three/dressing room/office.

Bedroom Three/Dressing Room/Office

Double glazed window. Radiator.

To The Front

An area of garden laid with patio. Pathway to the front door. Enclosed by a low level brick wall.

To The Rear

A garden arranged with areas of decking, patio, lawn and hardstanding. Outside socket. Outside tap. Enclosed by timber panel fencing and part walled. Gated right of way access.

Parking

The property further benefits from permit parking.

Buyer Information

Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fee

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



Total area: approx. 69.3 sq. metres (745.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

