

8 Crabtree Lane
Hemel Hempstead
HP3 9EG

David
Doyle
Sales and Lettings

Offers Over £620,000 Freehold



An exceptional extended three bedroom detached family home with a garage, driveway and beautiful landscaped gardens situated on an impressive plot this popular residential area close to excellent amenities and within the catchment for highly regarded schooling. The property has been extended and updated to offer spacious and flexible accommodation comprising an entrance hall with doors to a formal living room with an `Art Deco` fireplace, a guest cloakroom/utility and a beautiful fitted kitchen offering a range of wall and base units, integrated appliances, space and plumbing for white goods and coordinating granite work surfaces. Also accessed from the hallway is the dining room opening to a bright and spacious family room enjoying fabulous views of the rear garden. To the first floor is a spacious landing with access to the loft and doors to three bedrooms, all of good size and the large family shower room fitted in white with chrome fittings and an attractive heated towel rail with scope to add a bath should the new owner require. Externally, the rear garden is a sight to behold being over 100` in length and arranged with a patio seating area otherwise laid to lawn with mature plants and shrubs, a summer house, fenced boundaries and an area to the gardens end that would lend itself to housing a garden room/home office. To the side of the property is a garage requiring some updating and to the front of the property is a further mature garden with colourful plants and shrubs, walled boundaries and a driveway providing excellent off street parking facilities. Offered in superb condition throughout, we highly recommend an internal viewing to appreciate this lovely family home.

Extended Detached Family Home

Glorious Garden Over 100' In Length

Extended To The Ground Floor With Scope To Further Extend STNPC

Art Deco And Cast Iron Fireplaces

Fitted Kitchen With Granite Work Surfaces

Beautiful Family Room Overlooking Gardens

Driveway & Garage

Beautiful Order Throughout With Original Features

Close To Schools, Amenities & Town Centre

Viewing Essential

Freehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

8 Crabtree Lane, Hemel Hempstead, Hertfordshire, HP3 9EG

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1934
Council Tax Band	E
This year council tax charge	£2650
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	No
Is the property an apartment?	No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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