

David Doyle



**40 Old Crabtree Lane
Hemel Hempstead
HP2 4EX**

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Offers in Excess of £550,000



David Doyle are delighted to offer to the sales market this outstanding three double bedroom semi detached family home with driveway constructed in 2019 and conveniently located for local shops, schools and amenities. This property has been reconfigured by the current owners and is finished to a high standard throughout. The accommodation comprises a formal living room, generous guest cloakroom, a beautiful open plan kitchen/ dining /family room divided in to distinct areas, the kitchen offering a vast range of wall and base units, quartz work surfaces and a breakfast bar with integrated appliances and opening to a dining area with patio doors enjoying views and access to the rear garden opening to the lovely family room also with a personal door to the garden. To the first floor is a spacious landing with an airing cupboard and doors to three double bedrooms, the master with built in wardrobes and an ensuite shower room, bedroom two also with built in wardrobes, bedroom three offering loft

access and a contemporary family bathroom.

Externally, the rear garden is beautifully landscaped and comprises patio seating areas, a dog friendly astroufed lawn, a shed, mature plant and shrub borders, fenced boundaries and side access to the front of the property offering a driveway providing off street parking. The property benefits from ceramic tiled flooring with underfloor heating to the ground floor, gas heating to radiators on the first floor, bespoke shutters and a new build warranty with approximately seven years remaining. VIEWING IS HIGHLY RECOMMENDED.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Three Double Bedroom Family Home

Driveway

High Specification

Constructed in 2019

Reconfigured To Provide Larger Living Accommodation

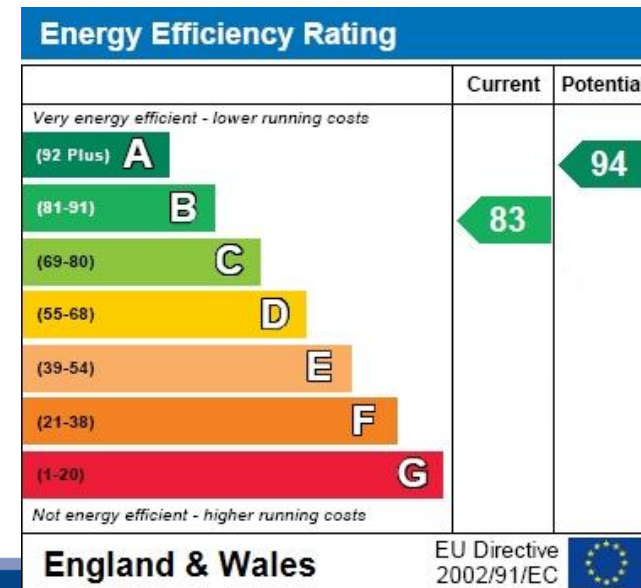
En Suite To Master

Underfloor Heating

Landscaped Rear Garden

Close To Amenities

Call To View

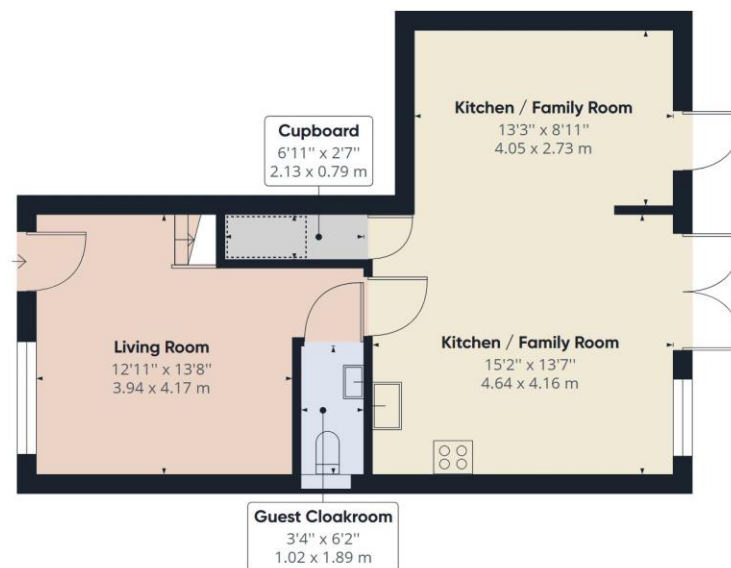


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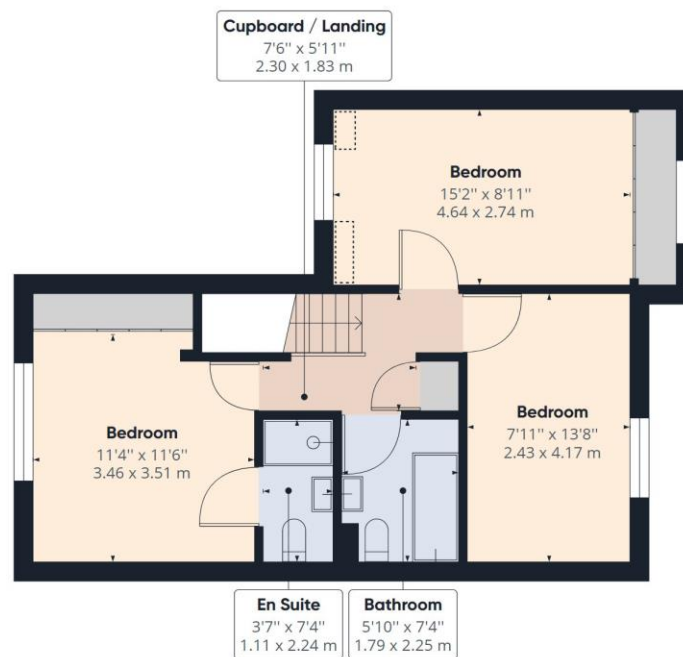
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Call **01442 248671** to arrange a viewing or register an interest



Ground Floor Building 1



Approximate total area⁽¹⁾

1085.57 ft²
100.85 m²

Reduced headroom

15.47 ft²
1.44 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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