

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

David
Doyle
Sales and Lettings

Price £495,000 Freehold



This 3 bedroom bay fronted semi detached family home offers well arranged accommodation, parking, a generous rear garden and is conveniently located for local shop, schools and amenities.

The ground floor is arranged with a living room with a feature fireplace and views over the rear garden, dining room with a bay window, fitted kitchen and a welcoming entrance hall with stairs leading to the first floor. The first floor features 3 bedroom, a family bathroom and a separate cloak room. To the front of the property is a front garden that is mainly laid to lawn with feature flower beds and a driveway that offers off road parking. An outstanding feature of this property is the pleasantly private rear garden that is approximately 90` in length. The rear garden is arranged with a patio seating area, a good sized lawn, herbaceous borders and another patio area towards the gardens end where you will find a useful storage shed and a summer house. With NO UPPER CHAIN 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.

Bay fronted 3 bedroom semi detached family home

Convenient to local shops, schools and amenities

Living room with a feature fireplace

Dining room with a bay window

Fitted kitchen

First floor bathroom with a separate cloak room

Approx 90` rear garden

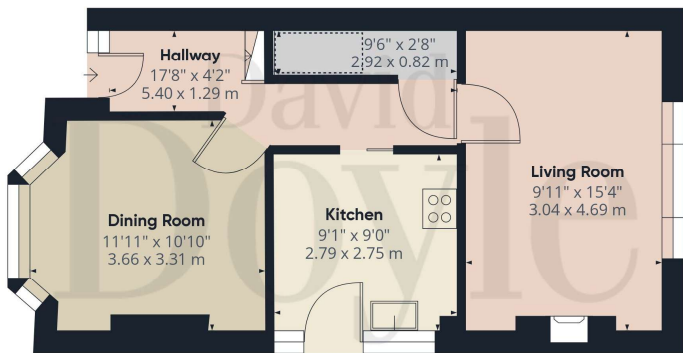
Driveway

Viewing is highly recommended

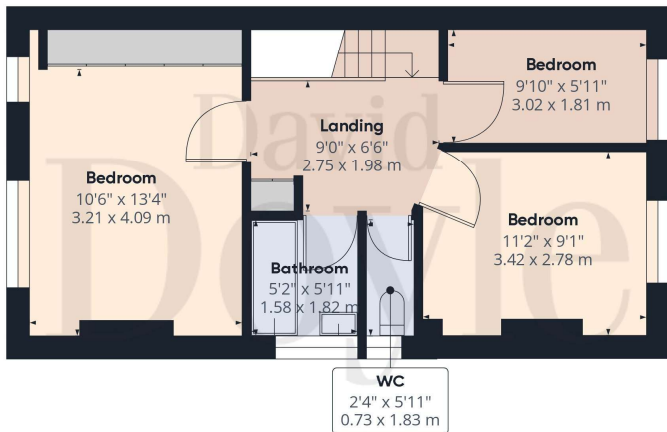
NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾

880.58 ft²
81.81 m²

Reduced headroom

11.85 ft²
1.1 m²

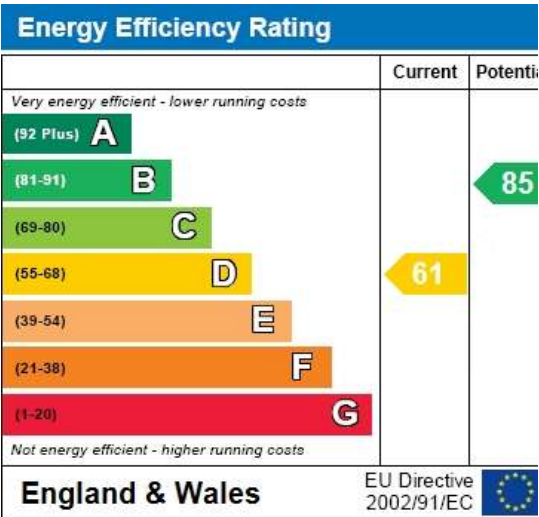
(1) Excluding balconies and terraces

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.

GIRAFFE360

Scan here for more details





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

31 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 D

This year council tax charge £2166

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 None connected

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? Yes

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.