

Mulburries

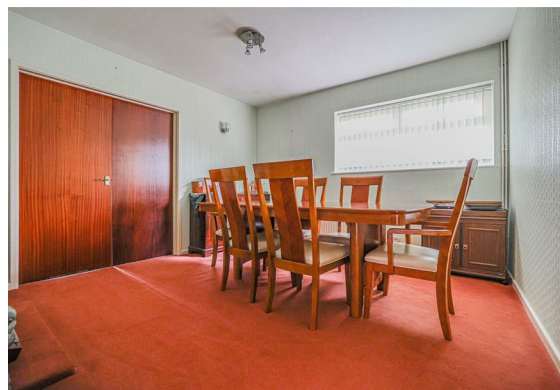
Crossfell Road , Hemel Hempstead, HP3 8RF

Offers in excess of £700,000



Crossfell Road, Hemel Hempstead, HP3 8RF

- Detached family home in a prime Leverstock Green setting
- Approx. 2,167 sq. ft. of versatile accommodation
- Four bedrooms arranged across two floors
- Two shower rooms — one on each level
- Three reception areas plus conservatory
- Generous south-westerly rear garden
- Garage, car port and private driveway parking
- Huge scope to modernise, extend or redesign
- Pre-planning potential for a second dwelling, STPP
- Offered with no upper chain in a sought-after location



Mulburries offer this rare opportunity to acquire a substantial detached family home in one of Leverstock Green's most sought-after, quiet corners, offered with no upper chain and exciting scope to modernise, extend or explore the existing pre-planning potential for a second dwelling, subject to all necessary consents.

Set on a generous plot with a south-westerly rear garden bordered by mature shrubs and greenery, the property offers just under 2,200 sq. ft. of flexible accommodation arranged across two floors. The layout is ideal for



multi-generational living, with two bedrooms and a shower room on each level, alongside generous reception space including a living room, dining room, reception room, kitchen, conservatory, porch and spacious hallway.

Externally, there is a private driveway providing parking for three cars, plus a garage and car port, making this a particularly practical home for growing families, downsizers seeking space, or buyers looking for a project in a prime village setting.

Area Guide: Leverstock Green is a highly desirable village on the eastern side of Hemel Hempstead, centred around The Green and known for its welcoming community feel, local shops, cafes, pubs, schools, library, village hall and easy access to nearby countryside. Hemel Hempstead town centre offers a wider range of shopping, leisure and rail links, with direct services to London Euston station. The M1 and A414 are also within convenient reach, making the location ideal for commuters while still enjoying a peaceful village atmosphere.

A spacious and versatile detached home with huge potential, a beautiful garden aspect and a superb Leverstock Green address — early viewing is strongly recommended.

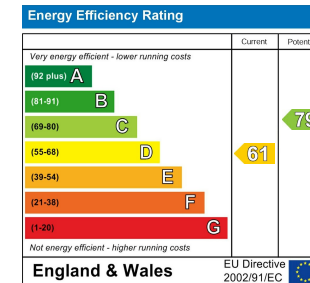
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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