

Mulburries



Crossfell Road , Hemel Hempstead, HP3 8RB

Asking price £675,000



## Crossfell Road, Hemel Hempstead, HP3 8RB

- PRIME LEVERSTOCK GREEN LOCATION
- NO UPPER CHAIN
- GARAGE
- SOUTH WEST FACING GARDEN BORDERED BY MATURE SHRUBBERY
- FOUR BEDROOMS ON FIRST FLOOR
- GUEST CLOAKROOM
- JUST SHY OF 1500 SQUARE FEET
- PORCH AND SIDE ACCESS
- COUNCIL TAX BAND - F



Situated in a prime Leverstock Green location, this spacious four-bedroom detached home offers just shy of 1,500 sq ft of versatile accommodation and is available with no upper chain. Ideal for growing families, the property enjoys a generous south-west facing rear garden bordered by mature shrubbery, together with a garage, side access and well-proportioned living spaces throughout.

The ground floor comprises an entrance porch leading into a welcoming hallway with guest cloakroom/WC, a bright and spacious lounge/dining room stretching over



21ft with patio doors opening onto the rear garden, and a fitted kitchen overlooking the garden. The integral garage provides useful storage or potential for further conversion subject to the necessary consents.

To the first floor are four bedrooms, including two generous doubles, together with a family bathroom and spacious landing area. The layout offers excellent flexibility for family living or those working from home.

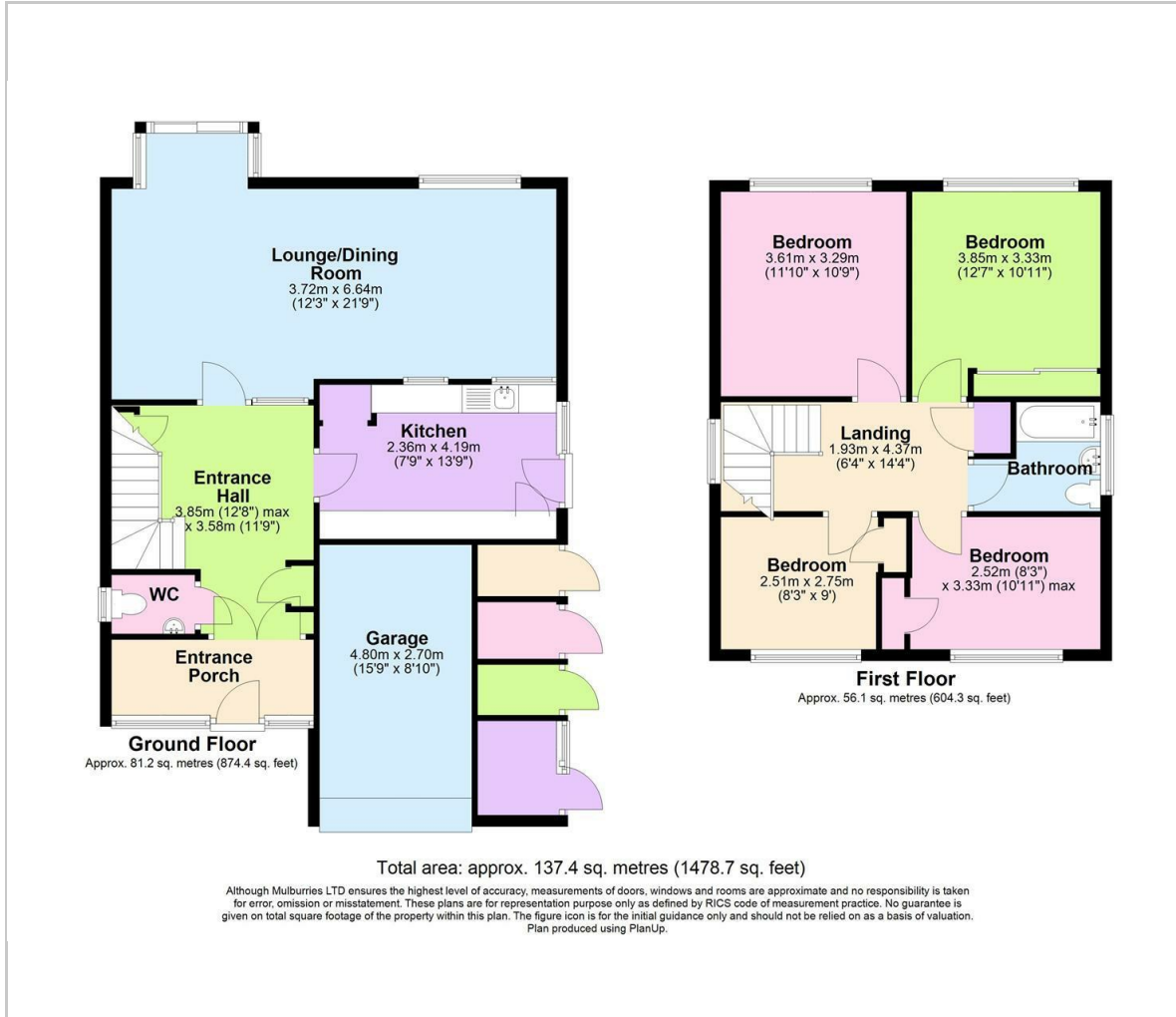
Externally, the property benefits from a well-maintained frontage with driveway parking, whilst the enclosed rear garden enjoys a sunny south-west aspect with mature borders providing a good degree of privacy.

Further benefits include gas central heating, double glazing, side access and Council Tax Band F.



**Area Guide – Leverstock Green**  
Leverstock Green is one of Hemel Hempstead's most sought-after residential areas, popular with families thanks to its excellent schooling, village atmosphere and convenient transport links. The area offers a range of local shops, pubs and everyday amenities, whilst nearby Hemel Hempstead town centre provides extensive shopping and leisure facilities. Commuters are well served by easy access to the M1 and M25, together with Hemel Hempstead mainline station offering fast and frequent services into London Euston. The area also benefits from nearby green spaces, countryside walks and a strong community feel.

## Floor Plan



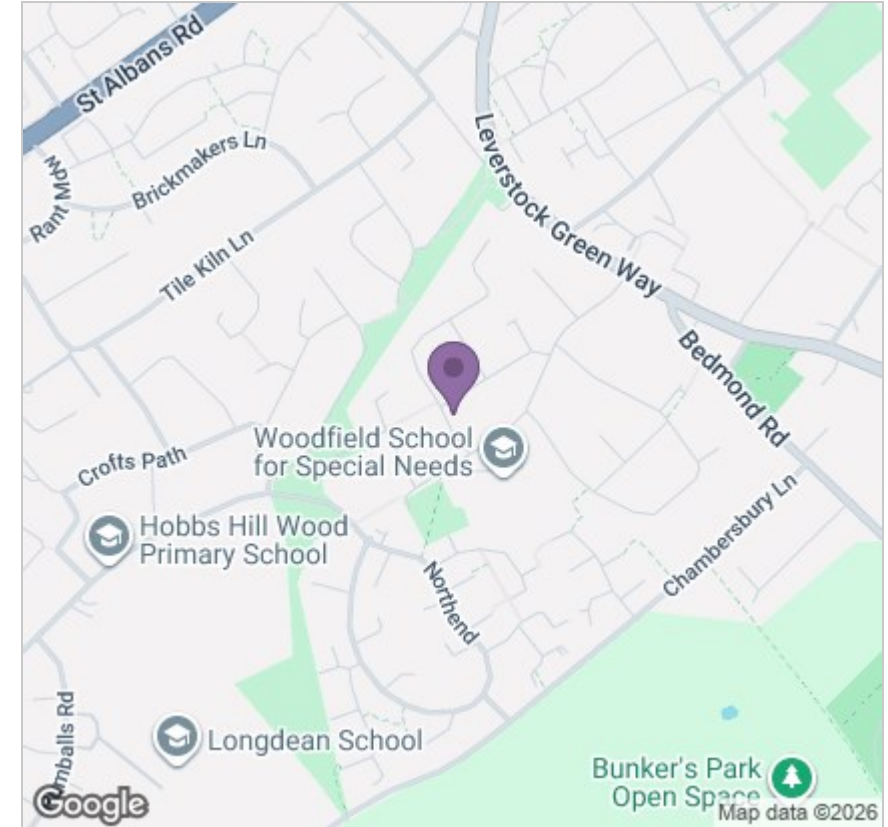
## Viewing

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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## Area Map



## Energy Efficiency Graph

