



49 Wood Crescent , Hemel Hempstead, HP3 9EY

Mulburries are delighted to present this spacious and versatile three/four-bedroom family home, offering approximately 977 sq. ft. of accommodation and an impressive rear garden extending to approximately 100 feet.

The ground floor comprises an entrance hall, a generous lounge/dining room, kitchen/breakfast room and a flexible additional room that could be used as a fourth bedroom, home office or playroom. A ground-floor bathroom provides further practicality.

Upstairs, there are three bedrooms, a useful study and a second bathroom. While the property is presented in average condition and would benefit from some modernisation, it offers an excellent opportunity for buyers to update and personalise the home to their own taste.

The standout feature is the substantial rear garden, measuring approximately 100 feet and providing plenty of space for families, entertaining and keen gardeners. The property also benefits from unrestricted street

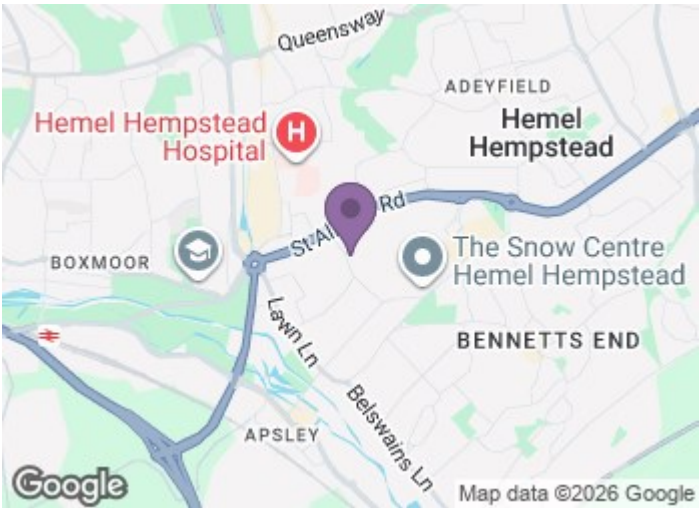
Guide price £395,000

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- Three/four-bedroom family home
- Spacious lounge/dining room
- Two bathrooms
- Approximately 977 sq. ft. of accommodation
- Kitchen/breakfast room
- Council Tax Band C
- Impressive rear garden measuring approximately 100 feet
- Ground-floor bedroom, office or playroom
- Scope for modernisation and personalisation



Directions



Floor Plan



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Plan produced using PlanUp.

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