

An aerial photograph of a semi-detached house with a grey gabled roof and brick walls. The house features a large front garden with a lawn, a paved patio area with outdoor furniture, and a gravel area. A small grey shed is located in the garden. The house is surrounded by mature trees and shrubs. In the background, other houses and a street with parked cars are visible.

Mulburries

Crossfell Road , Hemel Hempstead, HP3 8RF

Guide price £750,000



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Crossfell Road, Hemel Hempstead, HP3 8RF

- SOUGHT AFTER QUIET CORNER OF LEVERSTOCK GREEN
- PRE-PLANNING FOR SECOND NEW BUILD DWELLING
- SOUTH WEST FACING GARDEN BORDERED BY ATTRACTIVE SHRUBBERY
- JUST SHY OF 2200 SQUARE FEET
- TWO BEDROOMS AND A BATHROOM ON EACH FLOOR
- GARAGE + CAR PORT
- NO UPPER CHAIN
- PRIVATE DRIVEWAY FOR 3 CARS



Nestled in the heart of Leverstock Green, Hemel Hempstead, this delightful Detached Home offers an exceptional opportunity for families and investors alike. With four generously sized bedrooms and two bathrooms, this spacious home caters perfectly to modern living while retaining enormous potential for personalisation.

Upon arrival, you'll find a private driveway providing off-street parking for two cars, plus the added

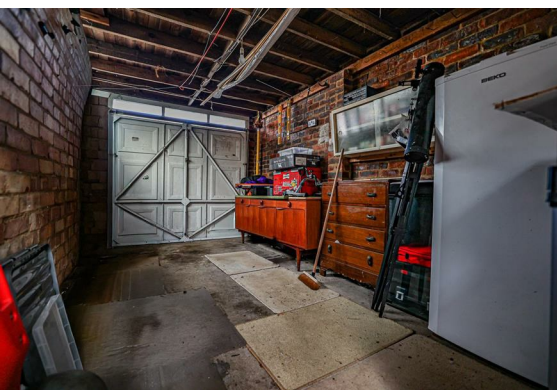


convenience of a garage—ideal for both storage and vehicle security. The property itself is well-maintained throughout, though it does present an exciting prospect for those wishing to modernise and add their own style, making it truly your own.

Inside, a sensible layout ensures comfort and practicality, with light-filled rooms and ample space for everyday life and entertaining guests. Family living areas flow seamlessly into each other, complemented by practical features throughout the home.

Situated in the sought-after area of Leverstock Green, this property benefits from proximity to highly regarded local schools, charming village shops, and popular cafes. The Green itself is a picturesque focal point, perfect for leisurely walks or enjoying outdoor activities with family and friends. Excellent transport links provide easy access to both Hemel Hempstead town centre and the M1, making commuting simple.

With beautiful open countryside nearby and the welcoming community spirit that Leverstock Green is known for, this home offers a rare blend of convenience and tranquillity. Don't miss your chance to explore all the possibilities this property has to offer—enquire today to arrange a viewing.



Floor Plan

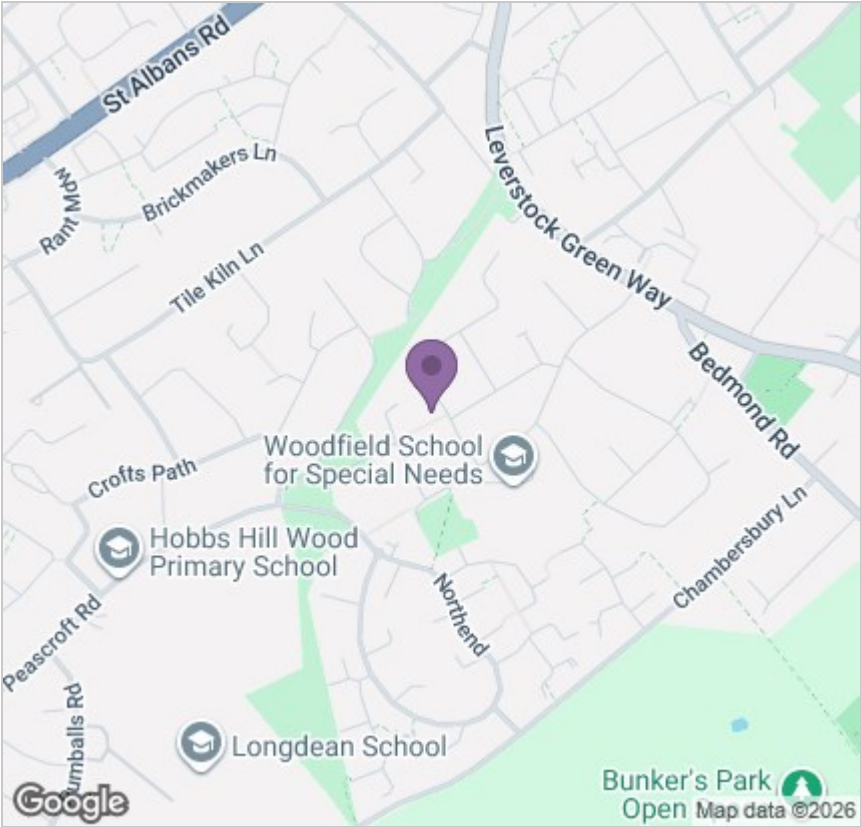


Viewing

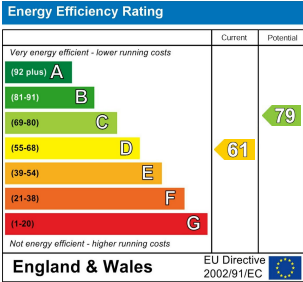
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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