

An aerial photograph of a single-story house with a grey roof and a brick chimney. The house has a large garden with a lawn, a paved area with outdoor furniture, and a small grey outbuilding. The surrounding area is a residential neighborhood with other houses and trees.

Mulburries

**Crossfell Road , Hemel Hempstead, HP3 8RF**

Guide price £750,000



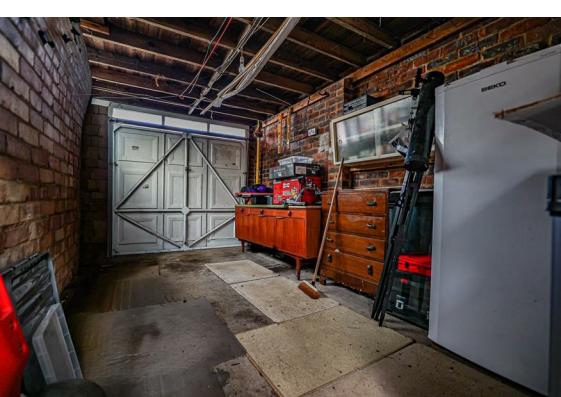
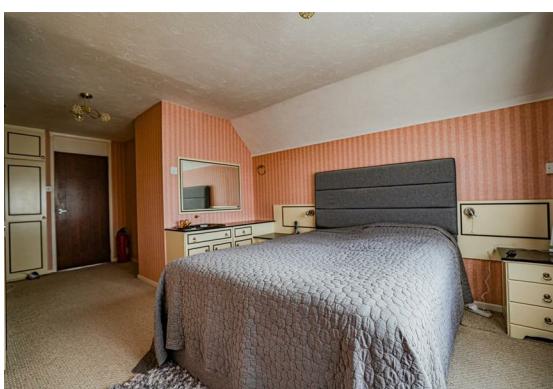
# Crossfell Road, Hemel Hempstead, HP3 8RF

- 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.

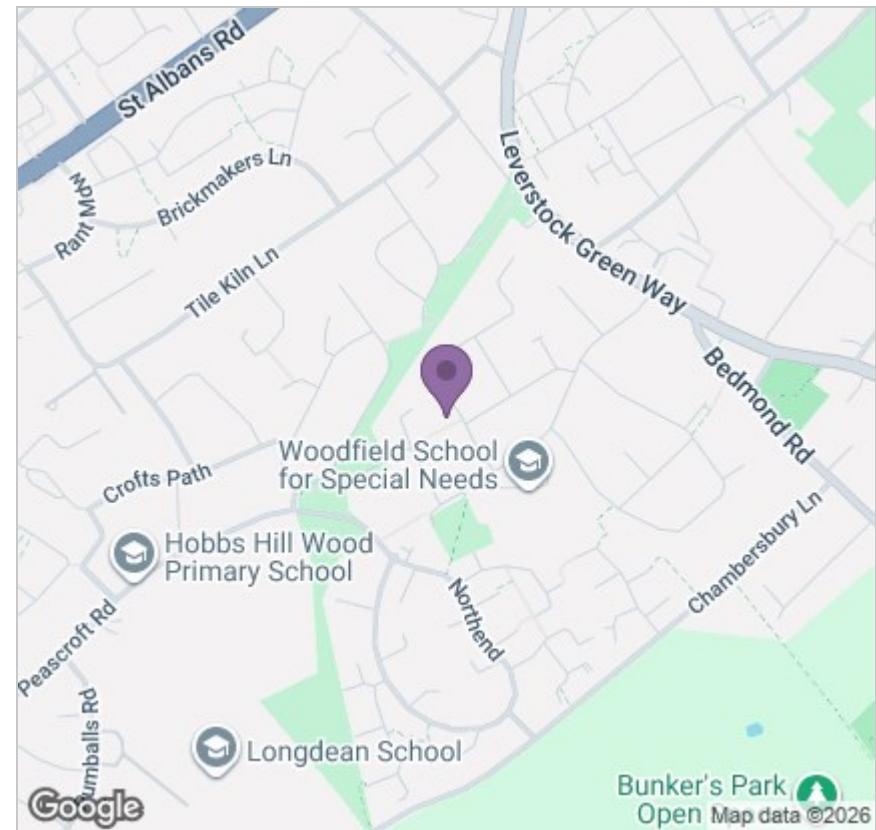
## Floor Plan



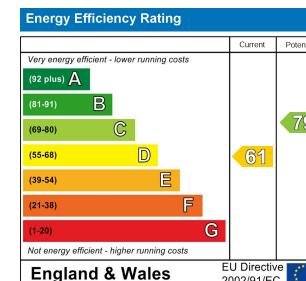
## Viewing

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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.