Sears & Co
estate & letting agents



Crescent Road, Hemel Hempstead, HP2 4AH
Per month £1,800 Per month

** AVAILABLE NOW **

A charming two/three bedroom character home, situated in this popular position on Crescent Road, located approximately 0.3 miles from Hemel Hempstead's historic Old Town.

The ground floor layout includes a bay fronted living room, modern kitchen/breakfast room, useful utility room and a refitted family bathroom. The first floor comprises two double bedrooms and a further bedroom which could also be utilised as an office or dressing room.

Externally the property further benefits from an area of front garden, low maintenance private rear garden and permit parking.

Council tax band D. Contact sole appointed selling letting Sears & Co to arrange a viewing.

Front Door

Living Room
Double glazed bay window with shutters. Wood flooring. Recessed down lighting. Radiator. Access to the kitchen/breakfast room.

Kitchen/Breakfast Room
Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands and an island. Integrated oven with gas hob and extractor over. Integrated low level fridge, dishwasher and wine cooler. Inset stainless steel sink. Recessed down lighting. Wood flooring. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the utility room.

Utility Room
Glazed window. Fitted with a base level unit with a work surface over also forming an upstand. Space for a freestanding washing machine. Radiator. Tiled flooring. Recessed down lighting. Cupboard housing the boiler. Access to the family bathroom.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment over, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting. Storage cupboard.

First Floor Landing
Recessed down lighting. Access to the loft. Access to two bedrooms.

Bedroom One
Double glazed window with shutters. Radiator.

Bedroom Two
Double glazed window. Radiator. Storage cupboard. Access to bedroom three/dressing room/office.

Bedroom Three/Dressing Room/Office
Double glazed window. Radiator.

To The Front
An area of garden laid with patio. Pathway to the front door. Enclosed by a low level brick wall.

To The Rear
A garden arranged with areas of decking, patio, lawn and hardstanding. Outside socket. Outside tap. Enclosed by timber panel fencing and part walled. Gated right of way access.

Parking
The property further benefits from permit parking.

Buyer Information
Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fee
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.











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www.searsandco.co.uk call: 01442 254 100



Total area: approx. 69.3 sq. metres (745.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.
For further information see the Property Misdescriptions Act.

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