



Hatfield Crescent  
Hemel Hempstead, HP2 6BY

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## Hatfield Crescent, Hemel Hempstead

Squire Estates would like to present an opportunity to acquire this three-bedroom mid-terrace house with a garage, situated in a convenient location near local shops, schools, and amenities. This property offers immense potential for those seeking a project, as it requires a new kitchen and decoration.

Upon entry, you are greeted by an entrance hall with stairs leading to the first floor. Conveniently located on the ground floor is a practical downstairs cloakroom, adding to the functionality of the residence. The kitchen, although in need of replacement, provides a functional space that can be transformed into a contemporary haven with the right vision.

The heart of the home lies within the generously proportioned lounge/diner, offering ample space for relaxation and entertaining. Large doors seamlessly connect this space to the garden, creating a harmonious indoor-outdoor flow, perfect for enjoying alfresco dining or simply unwinding in the sunshine.

Ascending to the first floor, you will find three well-appointed bedrooms, each offering comfortable accommodation and the potential to be personalized to suit individual tastes and requirements. The bathroom features a stand-alone bathtub, WC and hand wash basin, whilst fully functional it does require some finishing.

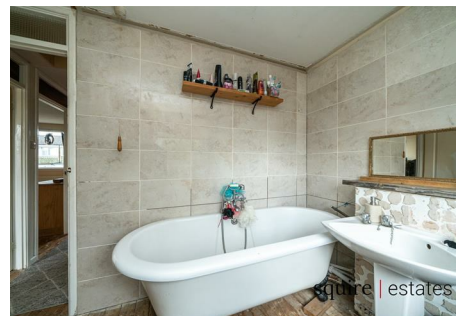
Further enhancing the property's appeal are the recently replaced double-glazed windows, ensuring energy efficiency and sound insulation, and gas boiler, offering peace of mind in terms of heating and hot water provision.

In summary, this must-see property presents an exceptional opportunity for those with a vision to create their dream home. With its versatile living spaces, coupled with the added benefits of a garage and recent upgrades, this residence promises potential.

Grovehill is a popular family location, home to great schools such as Maple Grove Primary School and Astley Cooper Secondary School. The area also offers large playing fields, a park and tennis courts.

The M1 motorway is a short drive away and the Industrial estate close by.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



## Features

- In need of a new kitchen and decoration throughout.
- Three bedrooms
- UPVC double glazing
- Garage and off road parking
- Good family home
- EPC Rating D
- Close to shops and amenities
- Gas boiler

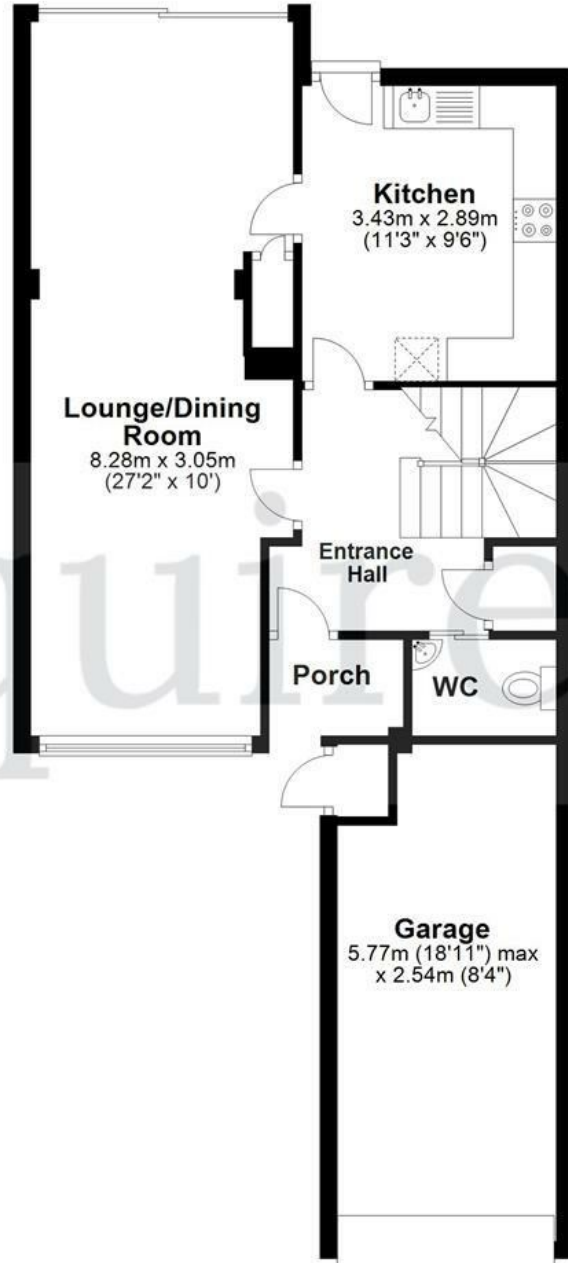
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

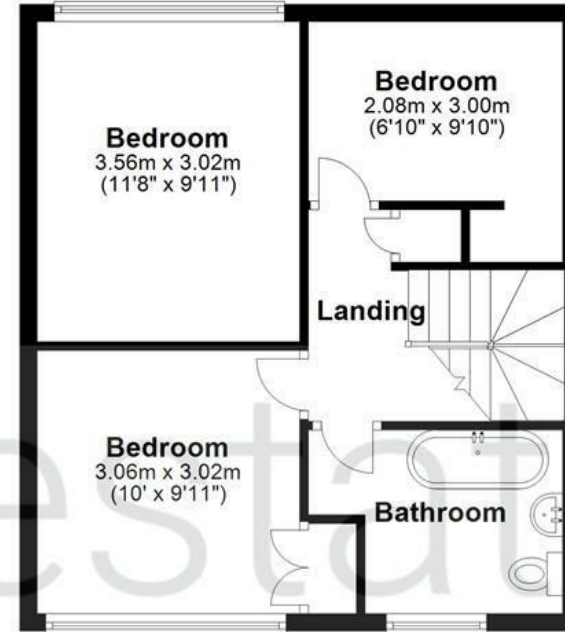
## Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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