



Crabtree Lane  
Hemel Hempstead, HP3 9EL

squire | estates

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## Crabtree Lane, Hemel Hempstead

BUY TO LET INVESTORS welcome to this HMO licensed house which will provide you with an immediate annual gross income of £36,300. The well-maintained property features five spacious double bedrooms, each with a sink and offering a comfortable and private retreat for its occupants. The house is thoughtfully designed to accommodate shared living with a communal kitchen, fostering a sense of community and convenience for all residents.

The shared kitchen is equipped with modern amenities, allowing residents to prepare meals together and enjoy a social atmosphere. With two bath/shower rooms, the property ensures that morning routines and daily schedules can be efficiently managed, providing convenience for all tenants.

Presented in good condition, this HMO-licensed house is not only a practical investment but also a welcoming home for its residents. The property currently has five tenants in situ, all on Assured Shorthold Tenancy agreements (AST), offering stability and a reliable gross income stream of £36,300 pa for potential investors.

If you are looking for well-managed shared sound investment opportunity, this HMO-licensed property with its multiple double bedrooms, shared facilities, and existing tenancy agreements is ready to fulfill your requirements. Don't miss the chance to be a part of this thriving property investment.

Property is offered as seen with all furniture and appliances.

Situated within walking distance of Apsley BR station with its train links to London Euston and the bustling town centre of Hemel Hempstead where there is access to a plethora of shops, restaurants, and amenities. The canal close by offers picturesque walks

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

- Licenced HMO House
- FIVE Double Bedrooms all with sinks
- Communal kitchen
- Two bath/shower rooms
- Current rent £36,300 potential to increase in summer
- EPC C
- Council tax band D

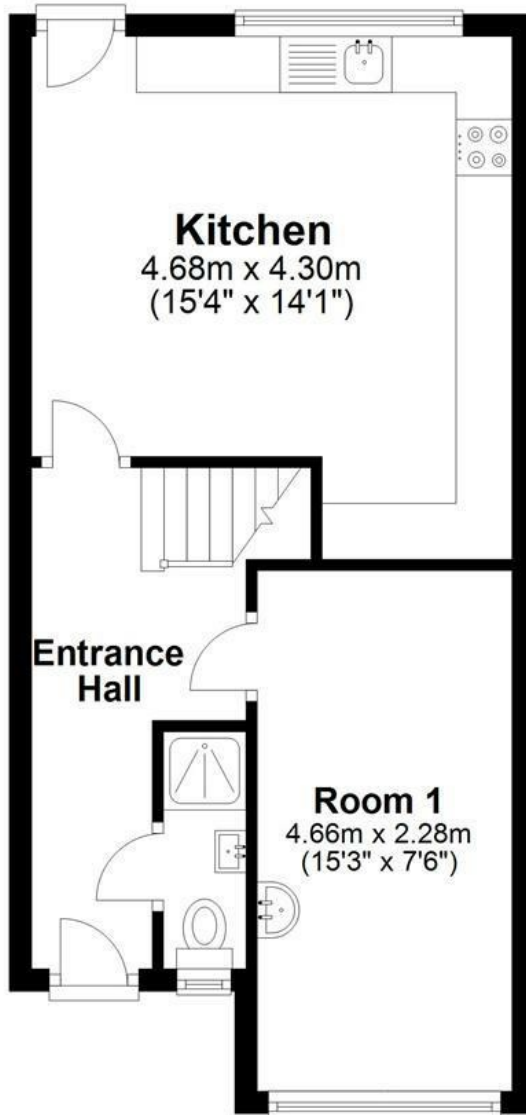
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

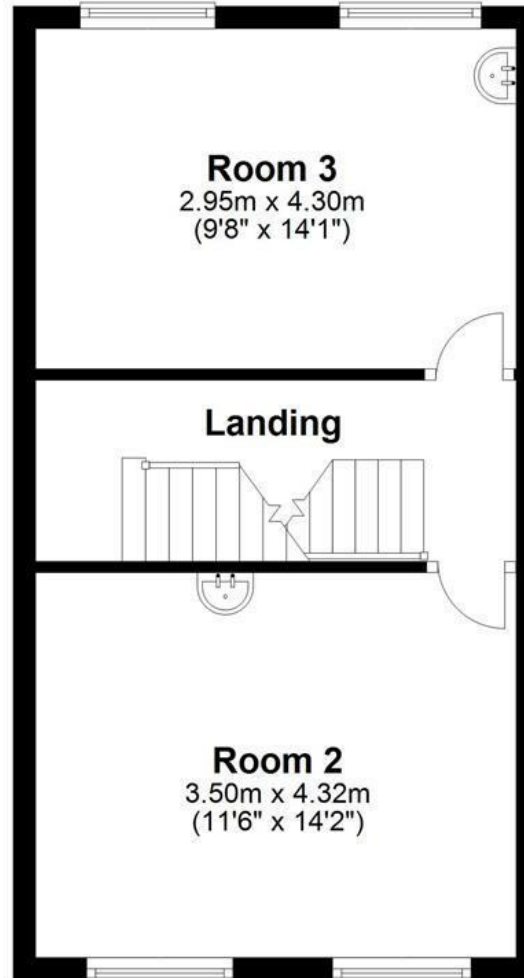
## Ground Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



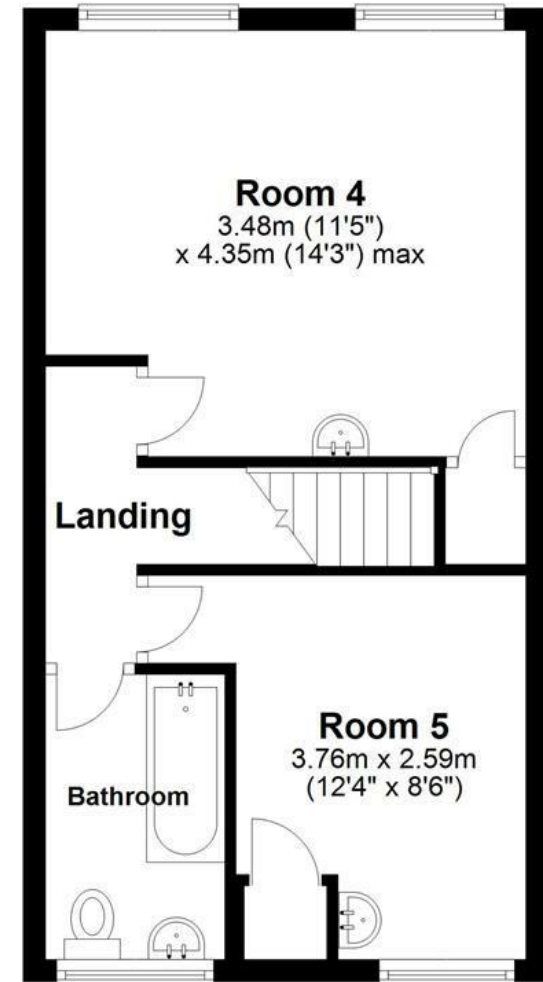
## First Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



## Second Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 109.4 sq. metres (1177.1 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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