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Wood Crescent
Hemel Hempstead, HP3 9EY

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Squire Estates would like to offer to the market this THREE BEDROOM SEMI DETACHED HOUSE with good size living spaces and potential for enhancement. Boasting a prime location just a stone's throw away from the bustling town centre the property also has off road parking and a large garden.

Upon entering, you are greeted by a hallway leading into the spacious lounge, which adorned with a cozy fireplace, serves as the heart of the home and seamlessly flows into the conservatory. The conservatory, an extension of the living space, features sliding doors that lead out onto the decking area of the garden, creating an ideal setting for relaxation and entertainment.

The galley kitchen is appointed with a range of wall and floor units, offering ample storage and workspace. Adjacent to the kitchen, a utility area provides additional practicality and convenience, with a door granting access to the rear garden. Completing the ground floor accommodation is a versatile room, offering the flexibility to be utilized as a fourth bedroom, an additional reception room, or a study. Adjacent to this room is a well-placed shower room, adding further functionality to the lower level.

Ascending to the first floor, three generously proportioned bedrooms await, each offering ample natural light. A family bathroom, equipped with essential amenities, caters to the needs of the household.

Externally, a driveway to the front of the property provides convenient parking for two cars and a side passage provides access to a large rear garden. Additionally, sheds situated at the rear of the garden offer potential for conversion into a home office or additional storage space, further enhancing the property's appeal and versatility.

With the added benefit of no upper chain, this property presents an enticing opportunity to create a bespoke home tailored to your preferences. Don't miss out on the chance to secure this residence in a sought-after location.

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

- THREE bedroom Semi Detached House
- Large Garden with potential
- Extended ground floor
- Scope for improvement
- Good size lounge
- Conservatory
- Close to town centre
- Two off road parking spaces

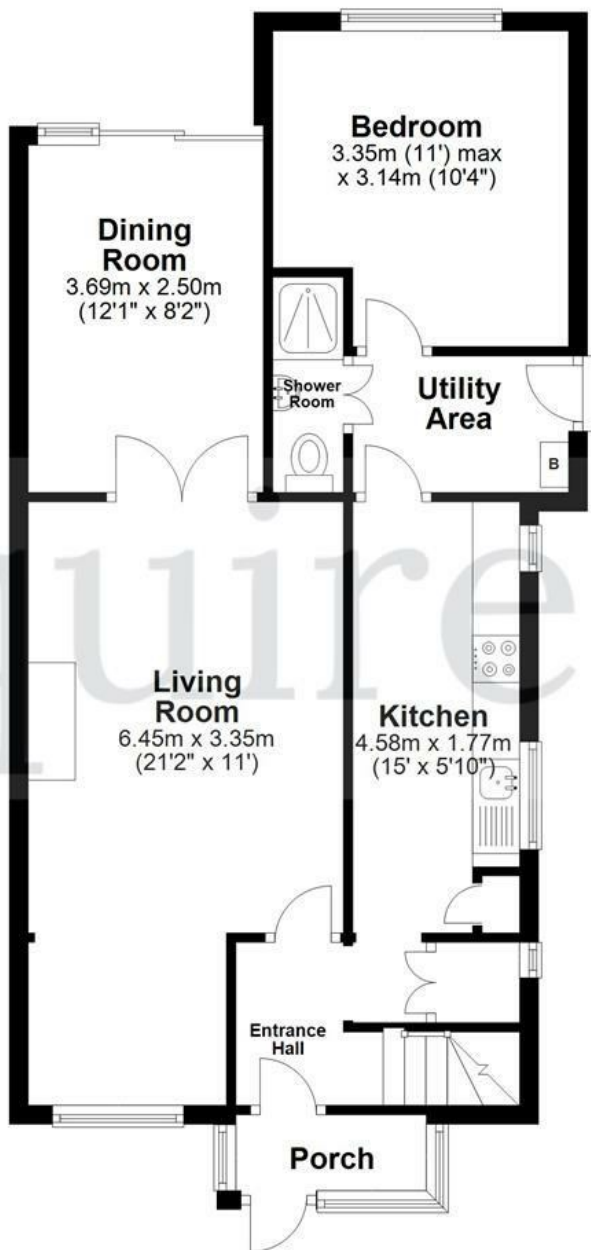
To Book a Viewing

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		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

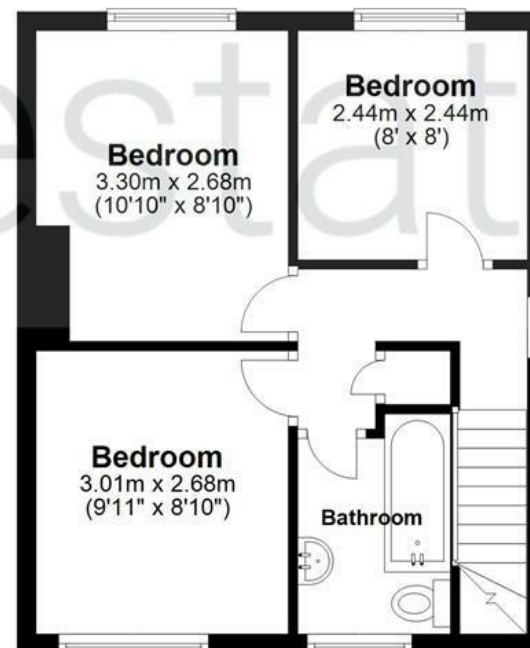
Ground Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 94.4 sq. metres (1015.6 sq. feet)

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

