



HUNTERS[®]
HERE TO GET *you* THERE

40 Parr Crescent, Hemel Hempstead, HP2 7LL

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Offers In Excess Of £500,000

- FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE/DINING ROOM
- GARAGE and DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- CLOSE TO SCHOOLS
- DOWNSTAIRS CLOAKROOM
- GENEROUS SIZED SOUTH FACING REAR GARDEN
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented four bedroom detached family home, located in this sought after residential location.

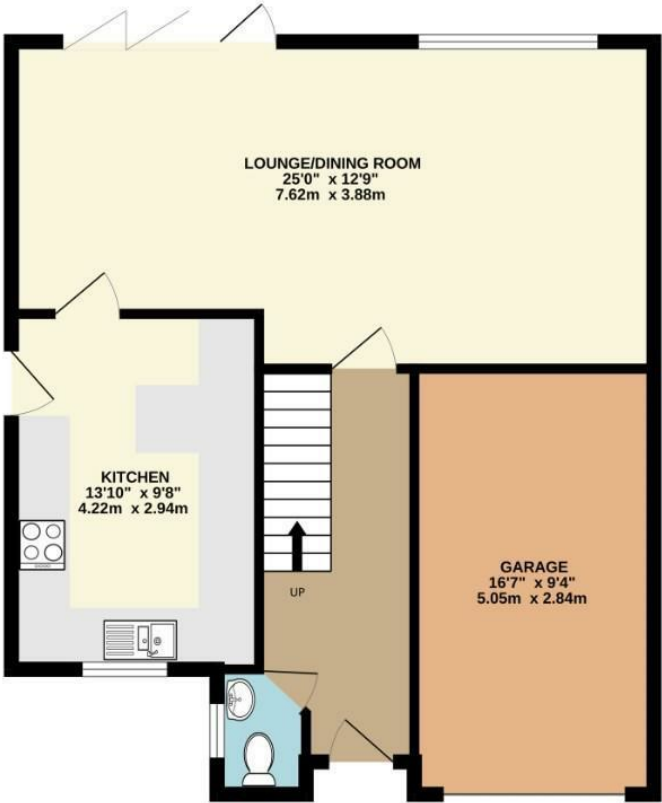
In brief this well presented property comprises; lounge/dining room, kitchen, cloakroom, four double bedrooms and bathroom.

Externally this property benefits from driveway parking for multiple vehicles, garage and generous sized south facing rear garden.

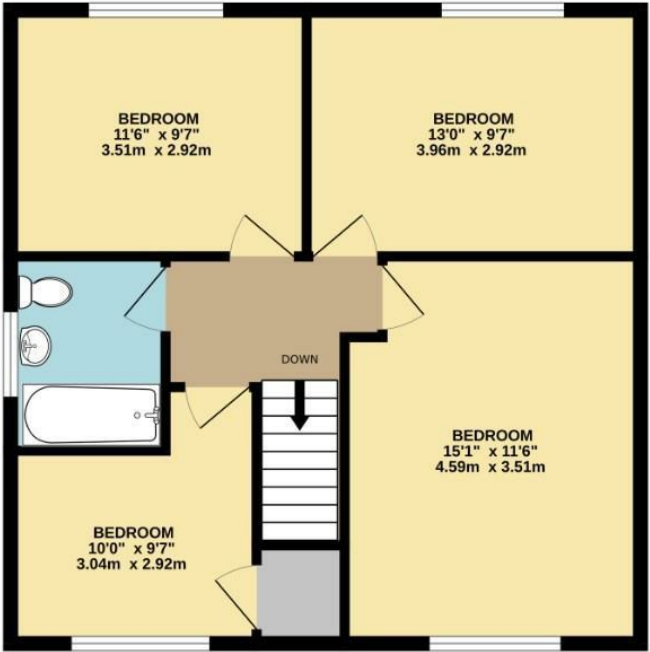
Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst both Boxmoor and Apsley mainline railway stations offers a fast and frequent service to London Euston.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



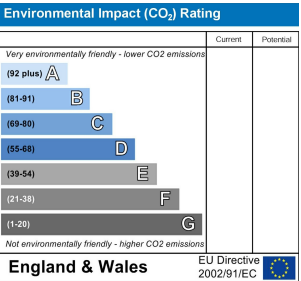
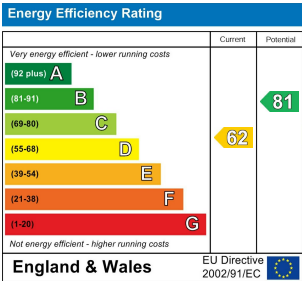
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

Entry via a part glazed composite door. Wood effect flooring and radiator. Stairs rising to the first floor landing. Understairs storage cupboard.

Lounge/Dining Room

Double glazed window to rear aspect. Wood effect flooring and radiators. Bi-folding doors opening to the rear garden.

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers with worktop over. Electric hob with an extractor over. Double electric oven and grill. Integrated fridge-freezer, washing machine and dishwasher. 1½ bowl stainless steel sink and drainer. Side door opening to the rear garden.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Wall mounted gas boiler. Wood effect flooring.

Landing

Fitted carpet. Access to the loft.

Bedroom One

Double glazed window to front aspect. Fitted carpet and radiator.

Bedroom Two

Double glazed window to rear aspect. Wood effect flooring and radiator.

Bedroom Three

Double glazed window to rear aspect. Wood effect flooring and radiator.

Bedroom Four

Double glazed window to front aspect. Fitted carpet and radiator. Storage cupboard.

Bathroom

Double glazed window to side aspect. Three piece suite comprising; bathtub with an Aqualisa shower, W/C and wash handbasin. Tiled flooring.

Front

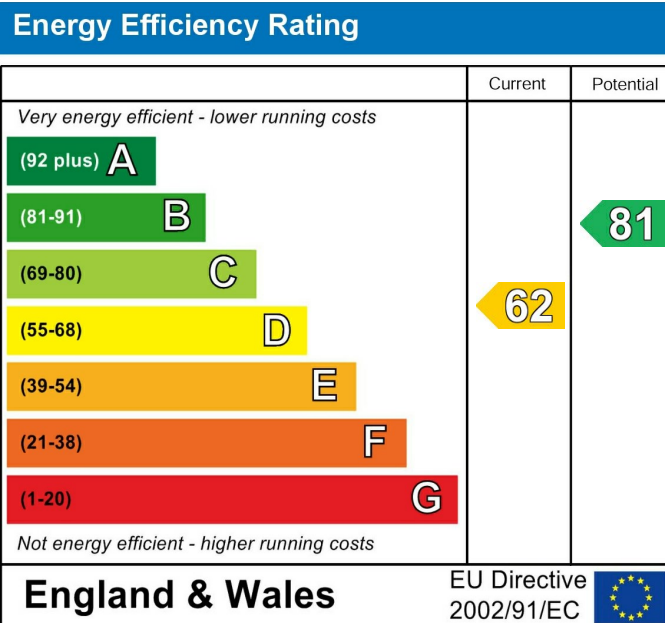
Driveway parking for multiple vehicles. Carport and access to the garage. Electric car charging point. Laid lawn.

Garage

Up and over door. Power and lights.

Rear

Enclosed South facing rear garden. Mainly laid to lawn with a patio seating area plus a gravelled seating area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

