



**Bourne End Lane, Hemel Hempstead HP1 2RN**



The accommodation comprises a spacious, dual aspect living/ dining room with stunning views over the countryside. The modern fitted kitchen includes integrated appliances including a fridge/ freezer and oven. The breakfast bar is a great addition looking out of the large kitchen window and lovely views. The property boasts three double bedrooms with the principal bedroom featuring a bay fronted window and fitted wardrobes. The family bathroom has been beautifully fitted with modern fittings and tiling. Externally the property has driveway parking, a separate garage and front garden.

The property is located in a quiet cul de sac in the village of Bourne end, conveniently positioned for easy access into Berkhamsted with the High Street only 1.9 miles away. For access into London, Berkhamsted and Hemel Hempstead station are just a short drive away.





welcome to

## Bourne End Lane, Hemel Hempstead

- First Floor Maisonette
- Extended
- Beautiful condition throughout
- Three double bedrooms
- Dual aspect lounge/ dining room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

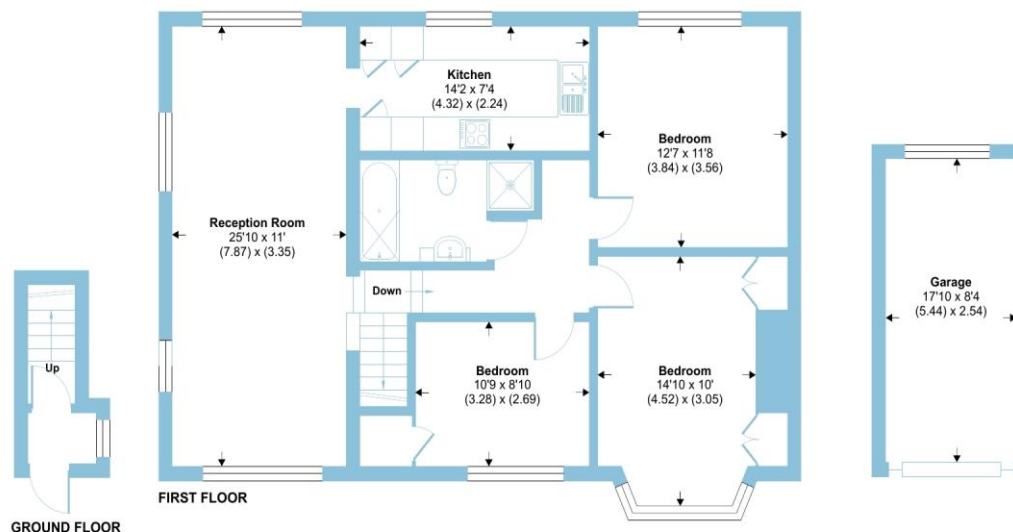
**£400,000**

Rarely available this fantastic sized, extended, three double bedroom first floor maisonette is presented in excellent decorative order and benefits from driveway parking, garage and garden as well as owning a share of the freehold.



### Bourne End Lane, Hemel Hempstead, HP1

Approximate Area = 1055 sq ft / 98 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1204 sq ft / 111.8 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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Property Reference:  
BKH102775- 0003

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