



Pancake Lane  
Hemel Hempstead, HP2 4NJ

squire | estates

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## Pancake Lane, Hemel Hempstead

Nestled securely behind electric gates, this exceptional FIVE / SIX BEDROOM property with an INDOOR POOL presents an awe-inspiring blend of elegance and modernity. At the heart of this residence lies an exquisite kitchen, a true masterpiece, offering both functionality and aesthetics. The expansive main reception room oozes sophistication and versatility, perfect for hosting gatherings.

The indoor swimming pool, complete with a shower room and seamless access to an exterior deck, invites relaxation and leisure year-round. Three additional reception rooms, one self-contained with its own external access, shower room, and kitchenette, offer endless possibilities, whether as a guest suite, home office, or personal retreat.

Ascending to the first floor is effortless with both a lift and staircase, the spacious landing has doors leading to five well-appointed bedrooms, two of which boast en-suite shower rooms, ensuring comfort and privacy. A capacious family bathroom caters to the remaining bedrooms.

Externally the property offers two garages with remote doors, ample parking for numerous vehicles, and a wrap-around garden, enveloping the property in natural serenity. This property is a symphony of luxury, convenience, and tranquillity, offering an exceptional standard of living.

Located in the prestigious village of Leverstock Green a short drive from both the M1 and M25 motorways. This property is also a 10-15 minute drive from the City Centre of St Albans with its beautiful Cathedral, shops and excellent state and private schools.

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

- Five / Six bedroom imposing individual Detached House
- Heated indoor pool
- Over 4000 sq ft
- Secluded location behind electric gates
- Striking kitchen with central work area
- Possible annex
- Lift to the first floor
- Solar panels
- Double garage and parking for 6 cars
- No Upper Chain

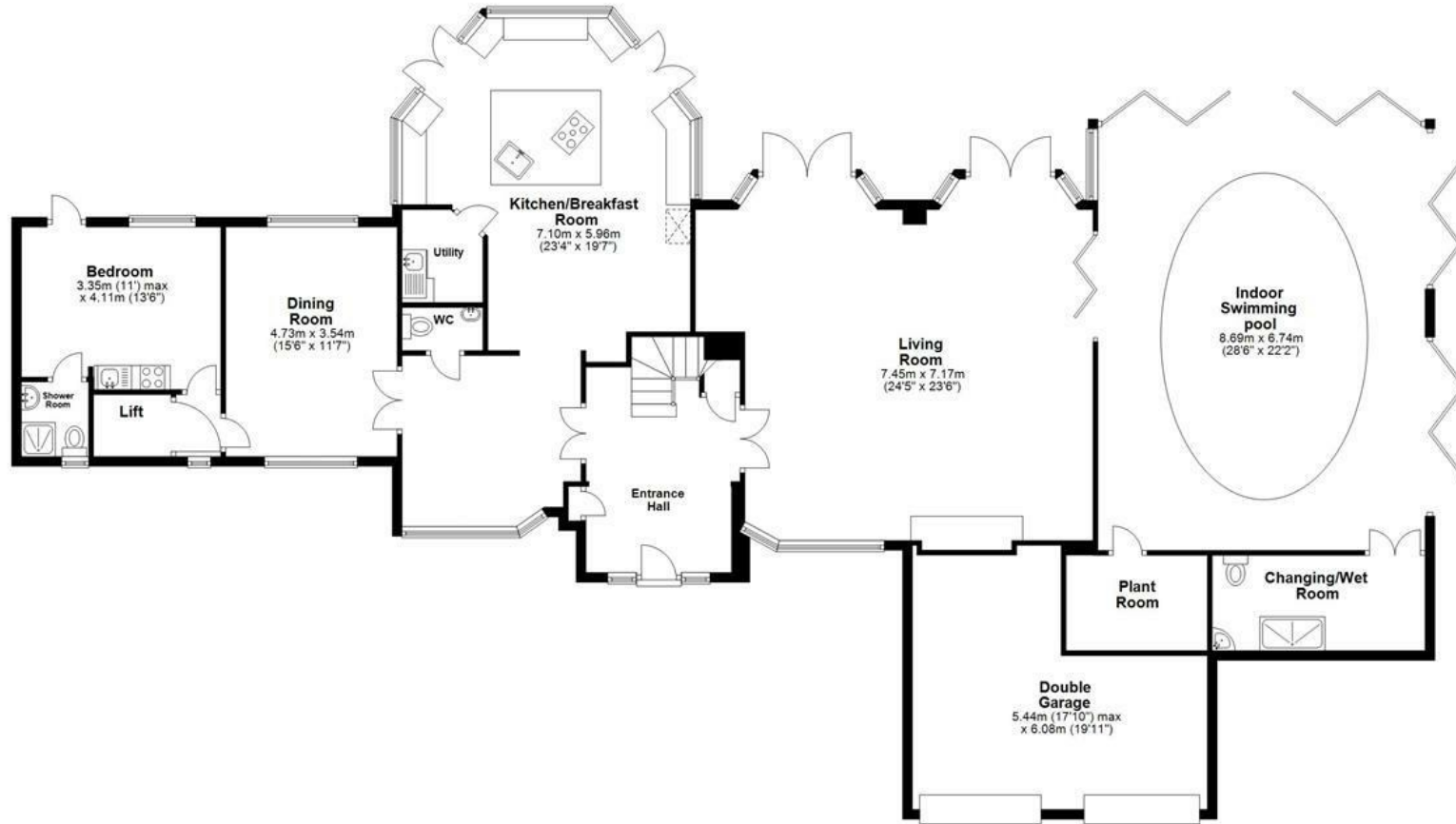
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	67	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

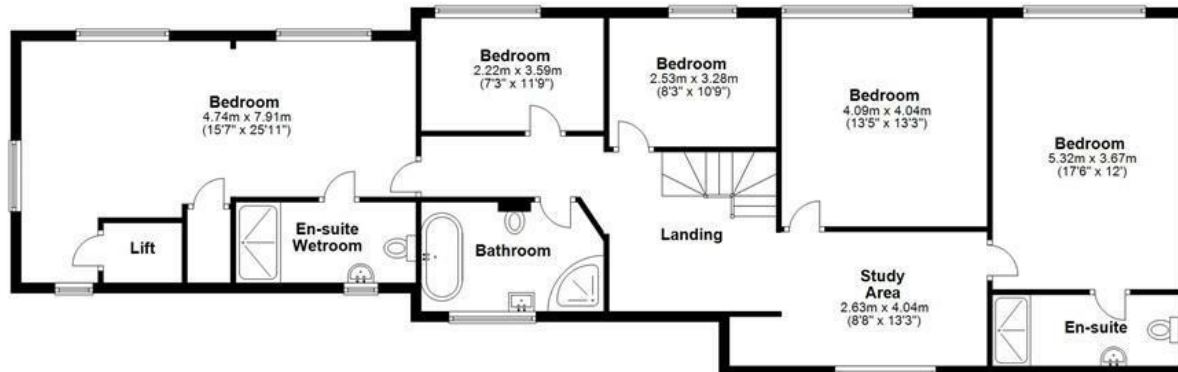
### Ground Floor

Approx. 259.3 sq. metres (2791.0 sq. feet)



### First Floor

Approx. 132.3 sq. metres (1423.6 sq. feet)



Total area: approx. 391.6 sq. metres (4214.6 sq. feet)

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



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