



Hawthorne Lane
Hemel Hempstead, HP1 2PU

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Hawthorne Lane, Hemel Hempstead

Welcome to this completely refurbished and extended four-bedroom house, perfectly situated within walking distance of a parade of local shops. Meticulously designed and finished to the highest standards, this home offers a harmonious blend of modern aesthetics and practicality.

As you step inside, you'll immediately notice the abundance of space and natural light. The ground floor boasts two well-proportioned reception rooms, providing ample space for entertaining and relaxation. One of the reception rooms conveniently opens up to the beautiful garden through a door, creating a seamless connection between indoor and outdoor living.

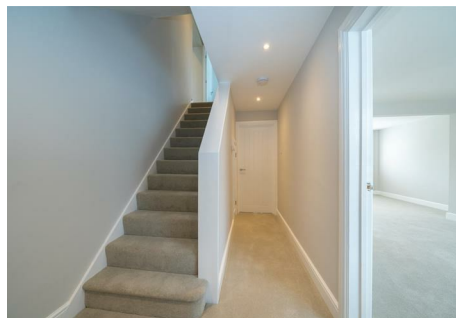
The heart of the home is the large contemporary fully fitted kitchen, with sleek finishes and equipped with built-in appliances. The comprehensive range of amenities include a dishwasher, fridge, freezer, oven, and hob. This stylish kitchen is designed to meet the needs of modern living, combining functionality with a touch of elegance.

Additionally, on the ground floor, there is a cloakroom with plumbing for a washing machine.

Moving upstairs, the first floor reveals the master bedroom, that boasts a private ensuite shower room. Continuing on this floor, you will find three further good-sized bedrooms, each offering ample space and versatility to suit various needs. These rooms are designed to accommodate the growing demands of a modern family. Completing the picture is the family bathroom, featuring a bath with a shower over.

The rear garden is truly attractive, offering a serene outdoor space to unwind and enjoy leisurely activities. With side access from an adjacent lane, this private oasis is easily accessible. In addition, the property offers the convenience of driveway parking, eliminating any parking concerns.

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

- Spacious four bedroom house
- Refurbished and extended
- Contemporary kitchen and bathrooms
- Master bedroom with en-suite shower room
- Two linked reception rooms
- Cloakroom
- Driveway parking
- Attractive garden
- No upper chain
- Council Tax Band C

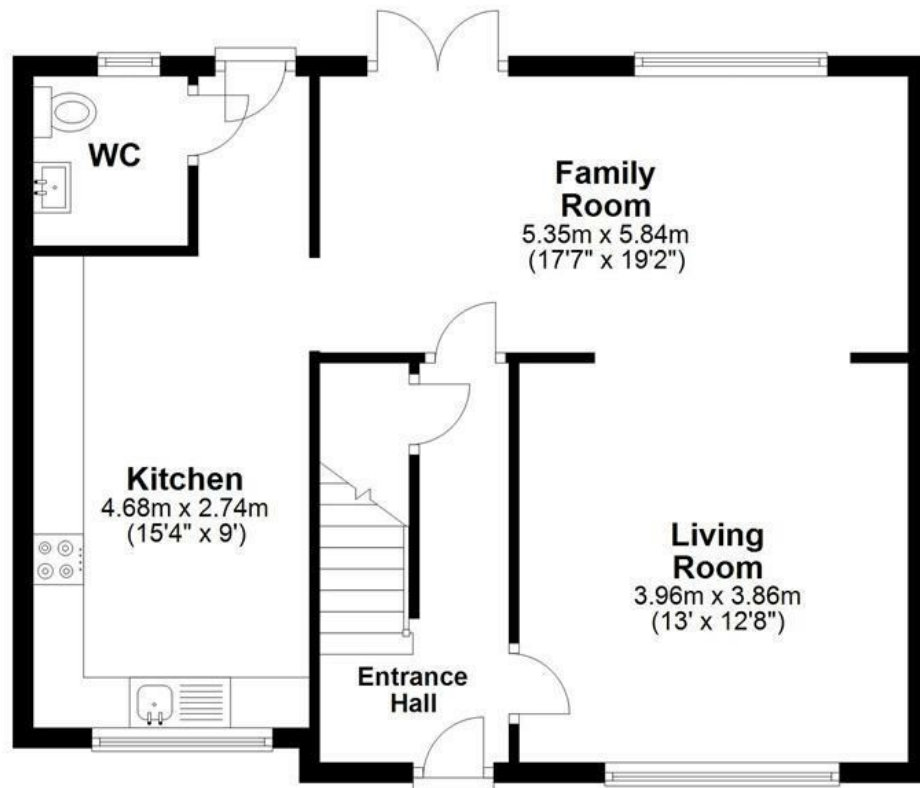
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		74	84
England & Wales		EU Directive 2002/91/EC	

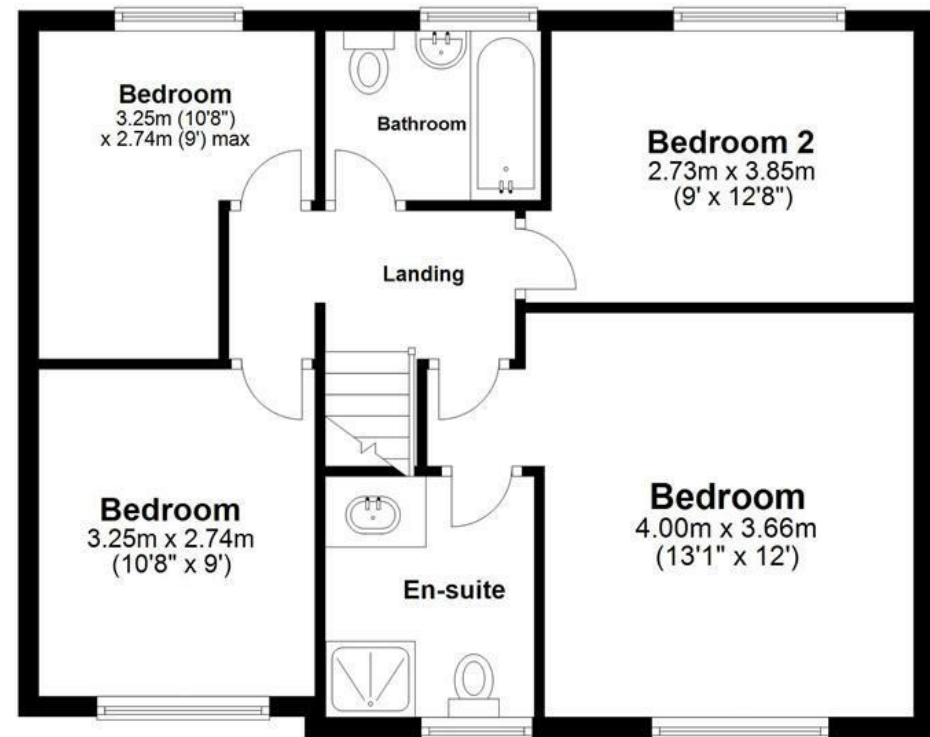
Ground Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



First Floor

Approx. 58.3 sq. metres (628.1 sq. feet)



Total area: approx. 114.0 sq. metres (1226.8 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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