



Lindlings  
Hemel Hempstead, HP1 2HB

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## Lindlings, Hemel Hempstead

Located in the desirable area of Chaulden, this THREE BEDROOM semi detached family home offers a fantastic opportunity for those looking to modernize and personalize a spacious property.

The home features two reception rooms, providing plenty of space for a living area one currently being used as a dining room and the other a lounge.

This functional sized kitchen has space for all your appliances, making it a good space ready for modern upgrades. A separate utility area adds convenience and extra storage, with a door leading to the garden, an extra area that could be used as a utility space, and a downstairs shower room. There is a door leading to the integrated garage which offers additional storage or the potential for conversion.

The mature garden is well-established and benefits from a south-facing position, ideal for outdoor entertaining.

The property benefits from three spacious bedrooms, perfect for family living.

The home has a family bathroom that, like the rest of the property, would benefit from modernisation.

Parking for two cars on the driveway adds to the convenience of this home.

This property presents a unique opportunity to create a modern family home in a popular location, with plenty of space to accommodate your vision.

The property is positioned in the sought after area of Long Chaulden with Hemel Hempstead mainline station providing a fast and frequent railway service into London Euston in 24 minutes only 0.6 miles away, with various green open spaces including Blackbirds Moor and Chaulden adventure playground fields close by.

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 family home
- CHAIN FREE
- Two reception rooms
- South facing rear garden
- Integrated garage
- Driveway for two cars
- Close to schools
- Close to local shops
- Solar panels

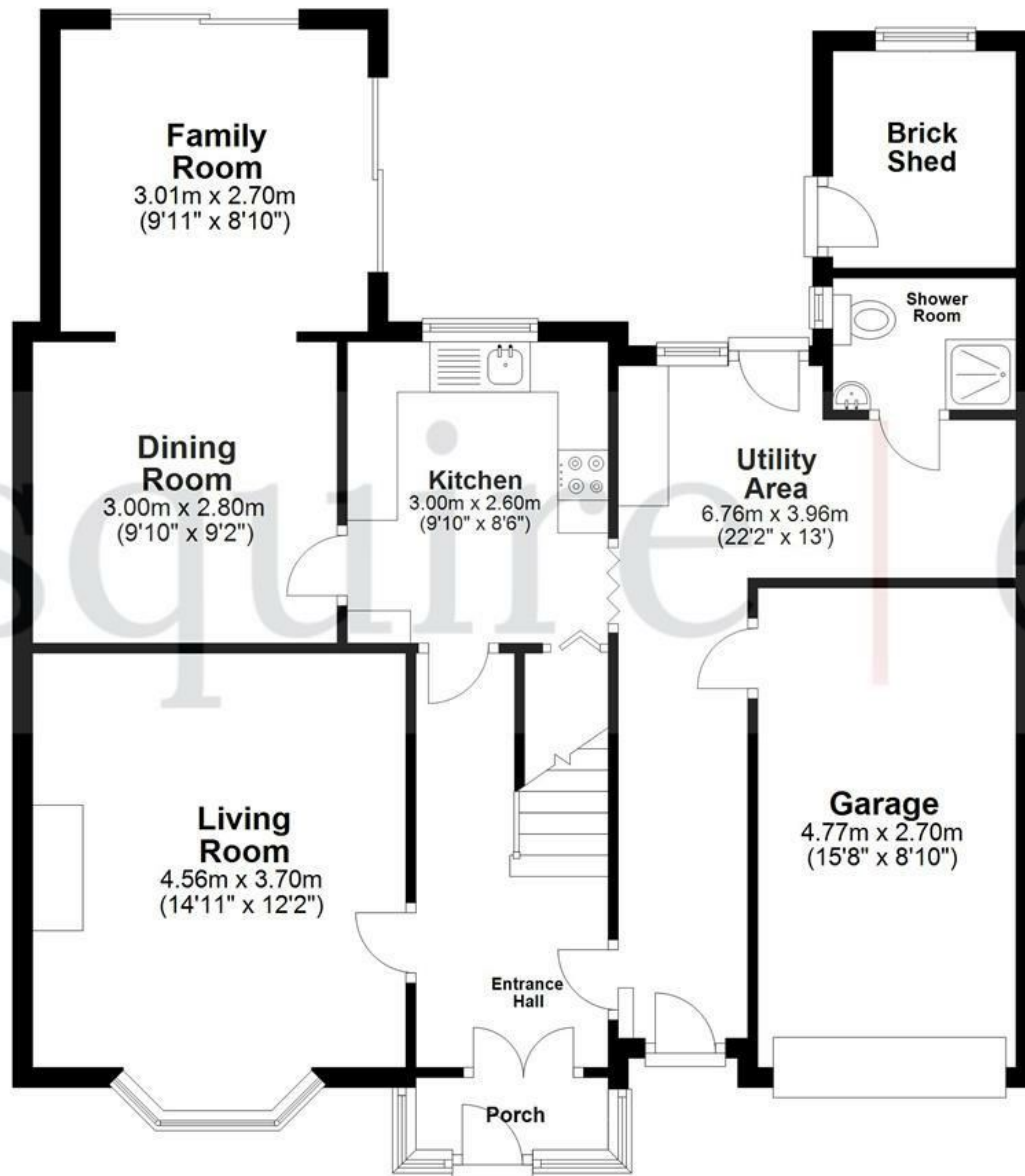
## To Book a Viewing

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			84
(69-80) C	72		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

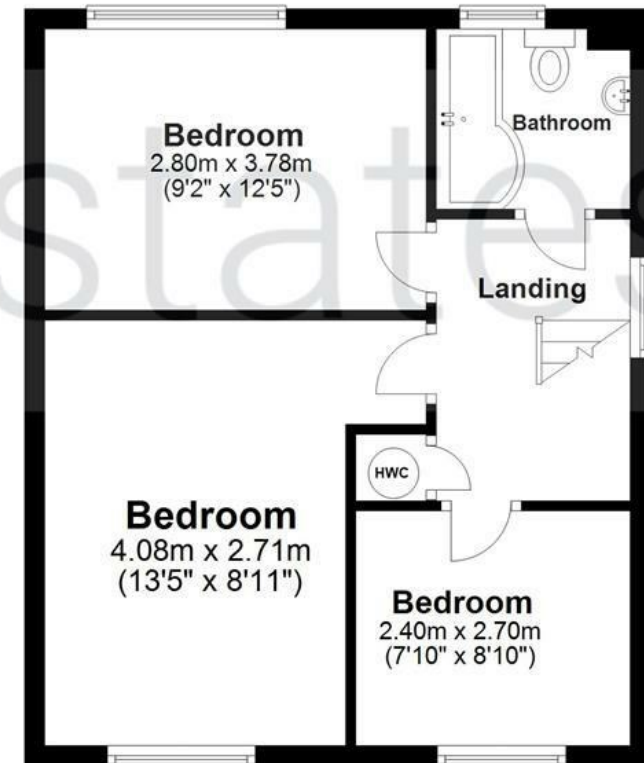
## Ground Floor

Approx. 86.9 sq. metres (935.9 sq. feet)



## First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 127.3 sq. metres (1369.9 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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