



St. Agnells Lane
Hemel Hempstead, HP2 7BQ

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St. Agnells Lane, Hemel Hempstead

Located in the popular area of Grove Hill, this three-bedroom mid-terrace house offers spacious accommodation, off-road parking, and a low-maintenance garden.

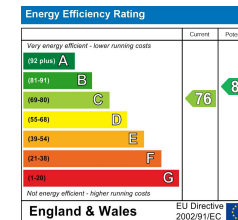
The ground floor comprises a welcoming hallway with a cloakroom, a through lounge/diner provides doors that open onto the garden and flows into the fitted kitchen with a range of wall and floor units.

On the first floor, there are three well-proportioned bedrooms, complemented by a contemporary family bathroom with shower over bath.

To the rear, the property benefits from an outhouse/utility area, which offers versatile use and could be knocked through to the kitchen to create an additional internal room if desired.

Externally, the rear garden has been designed for low maintenance with astro turf, a decked seating area, and a gate providing rear access. To the front, the property enjoys off-road parking.

The home is conveniently situated close to local schools and shops, with the M1 motorway just a short drive away, making it an ideal choice for families and commuters alike.



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

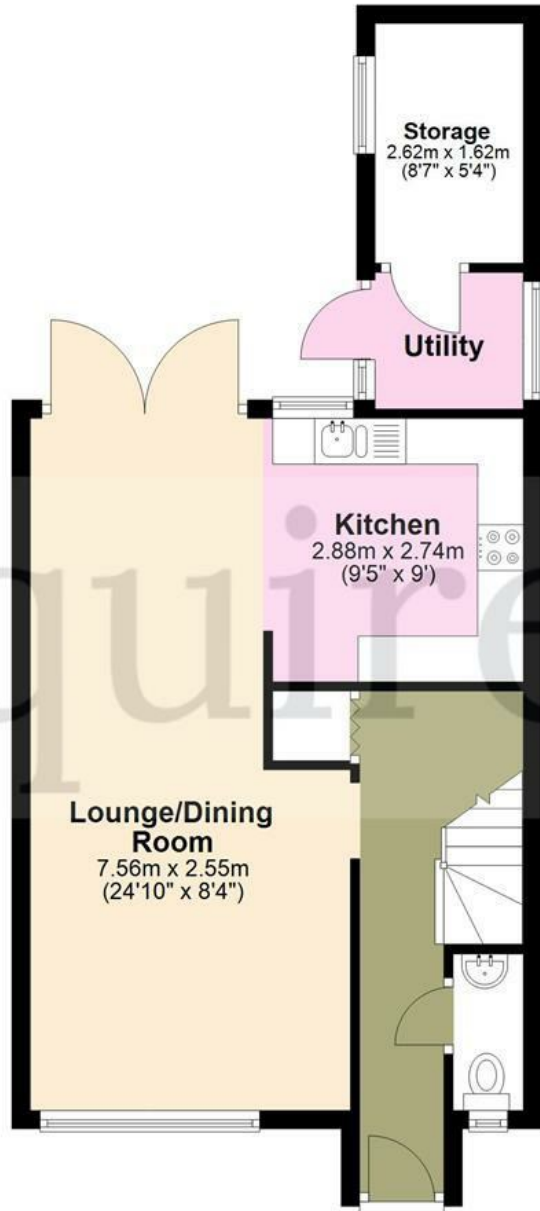
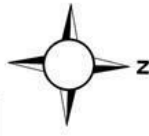
- Three bedroom house
- Through lounge / diner
- Fitted kitchen
- Cloakroom
- Three bedrooms
- Family bathroom
- Off road parking
- Low maintenance garden
- Ability to extend into the current outhouse to create a utility room and / or study area.

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Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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