



The Lawns, Hemel Hempstead

In Excess of £775,000



76 The Lawns

Hemel Hempstead, Hemel Hempstead

Stunning 4-Bedroom Detached Home with Double Garage and spacious living throughout

Nestled in a desirable and peaceful location, this beautifully presented four-bedroom detached family home offers an exceptional standard of living, complete with a double garage, generous driveway, and an impressive layout designed for modern family life. The property is also ideally situated close to well-regarded local schools, shops, and everyday amenities, making it perfect for families.

Upon entering, you are welcomed into a large entrance hall, setting the tone for the space and quality throughout. A convenient downstairs cloakroom sits off the hall, alongside a versatile snug/study/office, ideal for home working or relaxation.

At the heart of the home is a stunning open-plan kitchen/diner, perfect for both family meals and entertaining. The kitchen features oak cabinetry, sleek black marble worktops, a central breakfast island with built-in wine cooler, and a full range of integrated appliances, including a double oven and built-in ground coffee machine.

A separate utility room adds further practicality, while French doors lead from the dining area out to the garden, creating a seamless indoor-outdoor flow.

A spacious separate living room provides the perfect retreat, also benefiting from French doors opening onto a patio area, ideal for enjoying the outdoors.

Upstairs, the principal bedroom boasts a modern



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Perfectly positioned for excellent bus services and within easy reach of Hemel Hempstead's wide range of shopping facilities and amenities. The M1 and M25 motorways are nearby, and the mainline railway station offers fast and frequent services to London Euston.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 Bed detached house
- Snug/study area
- Utility room
- En-suite shower room
- Potential to extend STPP or permitted development
- Double Garage
- Driveway



Ground Floor

Approx. 101.7 sq. metres (1095.0 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



Total area: approx. 162.3 sq. metres (1747.0 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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