



## 79b Lawn Lane , Hemel Hempstead, HP3 9HW

Mulburries are excited to welcome to the market this wonderfully designed and decorated, first floor two bedroom duplex flat onto the market. Covering in excess of 650 sq feet internally, the property comes with an off street parking space and a private garden to the rear which is accessible via side access. The property has some wonderful features throughout, a box bay window in one of the bedrooms, and the other set on a mezzanine level, which is supported by some attractive beams and really extenuates the space and light within the property.

Comprising of, entrance hall, fully fitted kitchen with base and eye level units, reception room, double bedroom with built in storage and three piece family bathroom with bathtub and shower attachment on the first floor. The second floor is home to the bedroom two has a nice open planned feel to it.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Offers in excess of £300,000

# 79b Lawn Lane

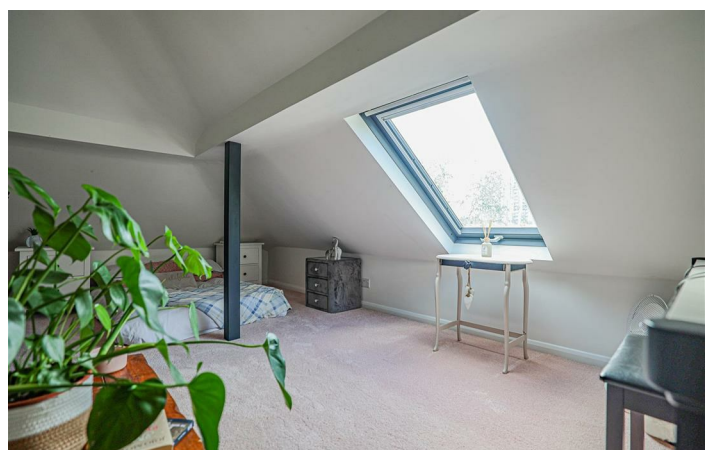
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- Two Bedroom Character Apartment
- Central Location
- Mezzanine Principle Bedroom
- Allocated Parking Space
- Approx 0.4 Miles to Aspley Station
- Modern Bathroom
- Viewing Advised
- Two Bedrooms
- Private Rear Garden
- Freehold Conversion



[Directions](#)



# Floor Plan

## First Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



## Second Floor

Approx. 18.2 sq. metres (196.1 sq. feet)



**Total area: approx. 62.1 sq. metres (668.2 sq. feet)**

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.  
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	