



81 Lawn Lane, Hemel Hempstead, HP3 9HW

Guide price £650,000

- Five Bedrooms
- Elevated Position
- Generous Garden
- Modernised Throughout
- Open Plan Living
- Beautifully Presented
- Off Street Parking
- One Bedroom Annex

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Guide Price £650,000 - £675,000. Situated on the outskirts of Apsley within walking distance of a wide variety of local amenities, including popular bars, restaurants, and eateries, this deceptively spacious five bedroom semi-detached family home offers a rare combination of period charm and contemporary living. Having been fully restored from top to bottom, the property has undergone a sympathetic loft extension to create a stunning master suite, complete with a dedicated dressing area and ensuite shower room. The first floor also hosts three additional generously sized bedrooms and a stylish family bathroom, perfectly catering to the needs of a growing household

At the heart of the home lies an incredible open-plan kitchen, breakfast, dining, and entertaining space. Designed with modern living in mind, this superb hub combines versatility and elegance, seamlessly blending everyday practicality with a space that is ideal for hosting family and friends. Complementing this is a cosy sitting room to the rear, enjoying direct access into the garden

Externally, the home occupies an elevated position with off-road parking and a private rear garden extending over 120ft, thoughtfully landscaped to provide plenty of space for relaxation and outdoor enjoyment



Council Tax Band:

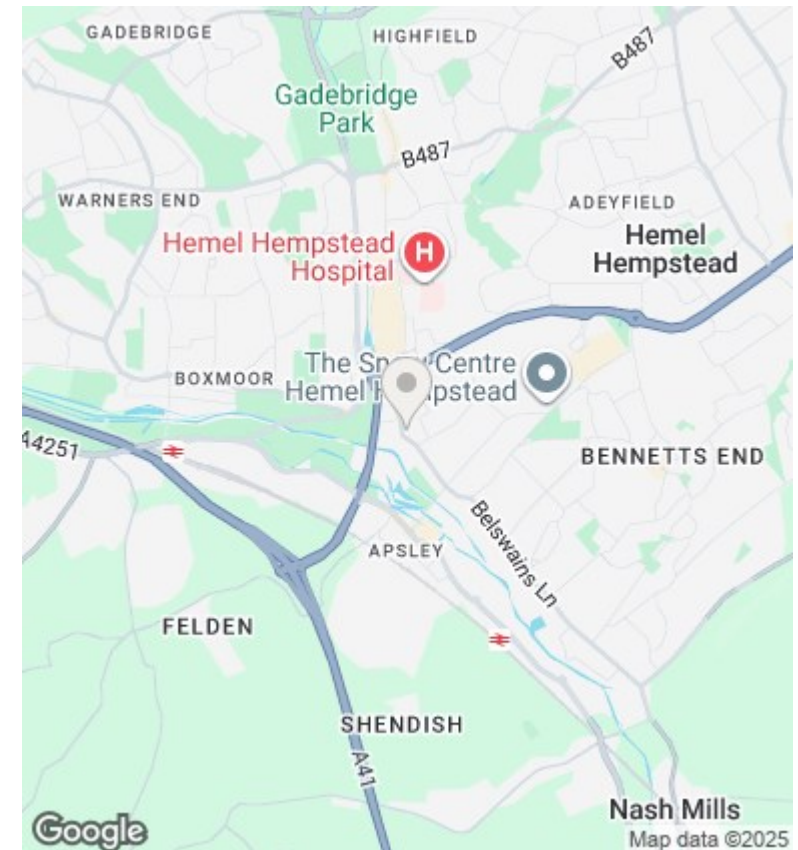




Total area: approx. 146.7 sq. metres (1579.0 sq. feet)

Floorplan is not to scale and to be used for layout guidance only; any measurements shown should NOT be relied upon. Floor Area (Sq/m) includes all areas shown on plan except Balconies, Patios, Eaves, Garden and Parking Areas unless otherwise indicated.

Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

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