



Connells

79b Lawn Lane
HEMEL HEMPSTEAD



Property Description

TWO BEDROOM CHARACTER APARTMENT close to the Town Centre. DRIVEWAY PARKING and a PRIVATE GARDEN. Beautifully presented throughout with wood flooring, modern kitchen and bathroom, stunning lounge with vaulted ceiling and mezzanine master bedroom. A short walk to the Station, local shops and sought after schools. The ideal first time buy or investment. Call now to arrange a viewing!

Communal Entrance

Door to front.

Entrance Hall

Door to front, wall mounted electric heater and stairs to first floor.

Lounge

15' 3" x 9' 9" (4.65m x 2.97m)

Two double glazed windows, vaulted ceiling, wall mounted electric heater and wood flooring.

Kitchen

9' x 7' 2" (2.74m x 2.18m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashback, electric oven and hob with cookerhood, glass tiled wall, wall mounted electric heater, laminate flooring and double glazed window.

Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window, fitted wardrobes and wall mounted electric heater.

Bedroom 2

16' 2" x 11' 6" (4.93m x 3.51m)

Velux window and balustrade.

Bathroom

Fitted with bath with mixer taps, low level WC, wash hand basin, double glazed window and part tiling.

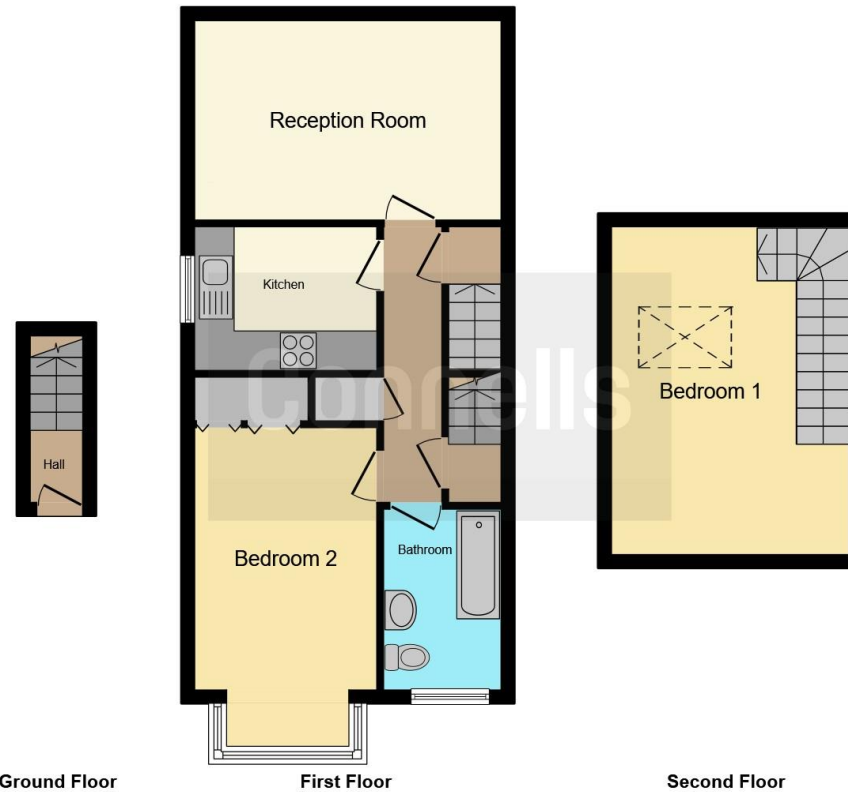
Outside

Driveway parking for one vehicle and private rear garden laid to lawn with shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: F

Tenure: Leasehold

view this property online connells.co.uk/Property/HEM312061

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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