

for sale

offers in excess of **£235,000**



Lawn Lane Hemel Hempstead HP3 9HL

Lawn Lane, Hemel Hempstead Town Centre. PRIVATE GARDEN, spacious bedroom and lounge/diner, good-sized kitchen leading to the BALCONY, Gas Central Heating and double glazing. Walking distance to the Town Centre, sought-after schools and the Station with services to London. Ideal first time buy!



Lawn Lane Hemel Hempstead HP3 9HL

Entrance Hall

Double glazed door, double glazed window, storage cupboard and stairs to first floor landing.

Lounge

15' x 11' 2" (4.57m x 3.40m)

Double glazed window, TV point, two radiators, storage cupboard, cupboard housing boiler, laminate flooring.

Kitchen

12' 8" x 7' 4" (3.86m x 2.24m)

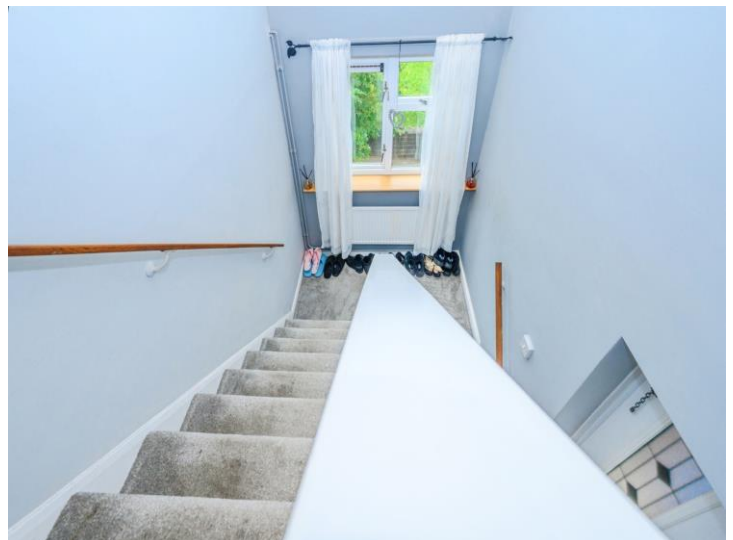
Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashback, gas oven and hob, plumbing for washing machine, radiator, double glazed window and double glazed door to balcony.

Balcony

Views of rear garden.

Hallway

Stairs from hallway, access to lift and radiator.



Bedroom 1

13' x 9' 4" (3.96m x 2.84m)

Double glazed window, TV point, radiator and built in cupboard.

Bathroom

Fitted with bath and shower, wash hand basin, heated towel rail, low level WC, part tiling and double glazed window.

Front Garden

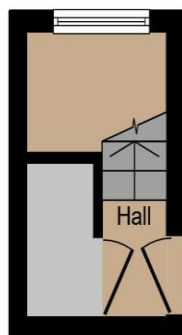
Pathway to front door and side access gate.

Rear Garden

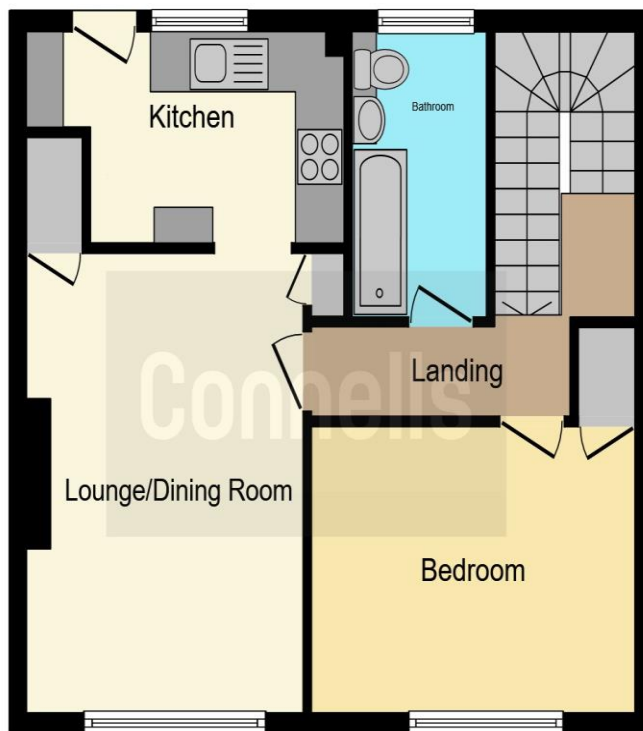
Pathway to garden, laid to lawn with steps leading up to further garden area and brick built shed.







Ground Floor



First Floor



Outbuilding

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

T 01442 216 633
E hemelhempstead@connells.co.uk

45 Marlowes
 HEMEL HEMPSTEAD HP1 1LD

Property Ref: HEM312254 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 400.00

Ground Rent: 10.00

view this property online connells.co.uk/Property/HEM312254

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 2006. Should you require 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.

