



**Pudding Lane, Hemel Hempstead HP1 3JS**

**welcome to**

**Pudding Lane, Hemel Hempstead**

Located in a very sought after residential area and being well presented throughout is this extended four bedroom semi detached family home.





**Ground Floor**



**First Floor**

Total floor area 114.7 m<sup>2</sup> (1,234 sq.ft.) approx

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](http://www.focalagent.com)

**Entrance Hall**

**Cloakroom**

**Study**

10' 10" To Max x 5' 10" To Max ( 3.30m To Max x 1.78m To Max )

**Lounge**

11' 11" To Max x 11' 6" To Max ( 3.63m To Max x 3.51m To Max )

**Dining Room**

10' 10" To Max x 7' 9" To Max ( 3.30m To Max x 2.36m To Max )

**Conservatory**

10' 10" To Max x 9' 5" To Max ( 3.30m To Max x 2.87m To Max )

**Kitchen**

9' 10" x 8' 10" ( 3.00m x 2.69m )

**Utility Room**

16' 5" x 4' 11" ( 5.00m x 1.50m )

**Landing**

**Bedroom One**

11' 8" x 10' 8" ( 3.56m x 3.25m )

**Bedroom Two**

12' To Max x 10' 10" ( 3.66m To Max x 3.30m )

**Bedroom Three**

10' 7" To Wardrobe x 9' 4" To Max ( 3.23m To Wardrobe x 2.84m To Max )

**Bedroom Four**

8' 9" x 4' 11" ( 2.67m x 1.50m )

**Bathroom**

welcome to

## Pudding Lane, Hemel Hempstead

- Sought After Residential Area
- Four Bedroom Semi Detached Family Home
- Well Presented Throughout
- Two Reception Rooms Plus Conservatory
- Study

Tenure: Freehold EPC Rating: D

**£485,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HHD110417 - 0003

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