



Lavender Cottage Glebe Close, Hemel Hempstead HP3 9PA

welcome to

Lavender Cottage Glebe Close, Hemel Hempstead

Lavender Cottage - A unique 3-5 bed detached home on a secluded corner plot in Hemel Hempstead. Hidden away in its own oasis, it offers charm, privacy, and great potential. A must-see!





Ground Floor



First Floor

Total floor area 168.2 m² (1,810 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

Entrance Hall

Shower Room

Study / Bedroom Four

13' 9" Into Bay x 10' 1" To Max (4.19m Into Bay x 3.07m To Max)

Lounge

23' 3" To Max x 12' 7" To Max (7.09m To Max x 3.84m To Max)

Dining Room

13' 10" Into Bay x 10' 1" (4.22m Into Bay x 3.07m)

Music Room / Bedroom Five

12' 2" To Max x 10' 1" To Max (3.71m To Max x 3.07m To Max)

Kitchen

28' 2" To Max x 10' 1" narrowing to 5' 6" (8.59m To Max x 3.07m narrowing to 1.68m)

Landing

Bedroom One

13' 2" To Max x 12' 3" Into Bay (4.01m To Max x 3.73m Into Bay)

Door To Bedroom Three

Bedroom Two

12' 4" Into Bay x 9' 4" (3.76m Into Bay x 2.84m)

En-Suite

Bedroom Three

16' 7" x 11' 11" Plus Recess (5.05m x 3.63m Plus Recess)

Balcony

Walk In Wardrobe With Sink

13' 4" x 4' 5" (4.06m x 1.35m)

Outside

Rear Garden

Home Office / Workshop / Gym

13' 7" x 8' 9" (4.14m x 2.67m)

welcome to

Lavender Cottage Glebe Close, Hemel Hempstead

- Rarely Available
- Quiet Cul-De-Sac Location In A Sought After Residential Area
- Unique Character Property
- Three / Five Bedroom Detached Family Home
- Four Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

£800,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD110864](https://www.brownandmerry.co.uk/Property/HHD110864)



Property Ref:
HHD110864 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)