



Green Lane, Hemel Hempstead HP2 4SA

welcome to

Green Lane, Hemel Hempstead

Stunning 4-5 bed bungalow in Leverstock Green. High-spec, en-suites, mezzanines, 37 ft kitchen, landscaped garden, garage, ample parking. Easy M1/M25 access, A true masterpiece!





Total floor area 192.0 m² (2,066 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 Porch

Entrance Hall

Study

9' 8" x 7' 2" (2.95m x 2.18m)

Lounge

48' 11" x 13' 9" (14.91m x 4.19m)

Kitchen

37' 4" To Max x 11' 10" To Max (11.38m To Max x 3.61m To Max)

Utility Room

14' 6" To Max x 14' 2" To Max (4.42m To Max x 4.32m To Max)

Mezzanine Floor

Bedroom One

14' 5" x 14' (4.39m x 4.27m)

En-Suite

Bedroom Two

13' 9" x 9' 9" Plus Recess (4.19m x 2.97m Plus Recess)

En-Suite

Bedroom Three

13' 5" x 11' 6" (4.09m x 3.51m)

Walk In Wardrobe

En-Suite

Bedroom Four

11' 5" x 8' 7" (3.48m x 2.62m)

Bedroom Five / Games Room

14' 1" x 10' 9" (4.29m x 3.28m)

Shower Room

Mezzanine Floor

12' 10" To Max x 4' 11" Plus Recess (3.91m To Max x 1.50m Plus Recess)

Study Two

8' 6" x 6' 3" (2.59m x 1.91m)

welcome to

Green Lane, Hemel Hempstead

- A True Masterpiece
- Exceptional Living Space
- Leverstock Green Village Location
- Easy Access to St Albans Station
- Landscaped Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£1,500,000



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD110885



Property Ref:
HHD110885 - 0002

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