



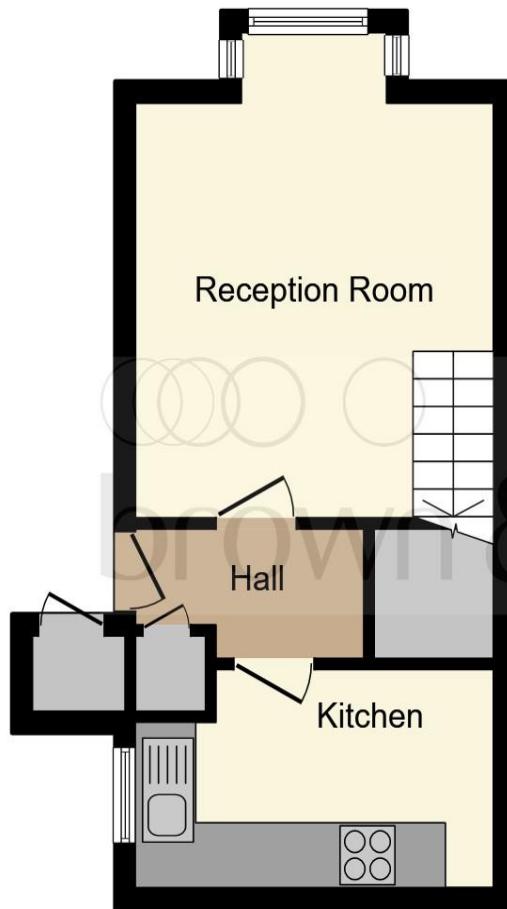
**The Lawns, Hemel Hempstead HP1 2TF**

**welcome to**

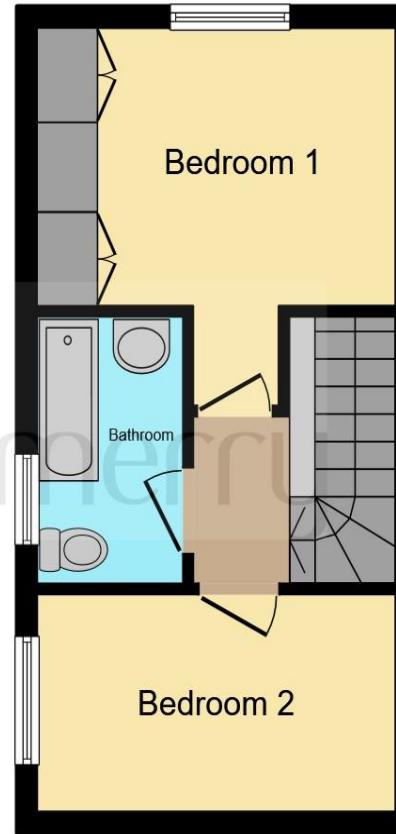
## **The Lawns, Hemel Hempstead**

Located in a quiet road in a popular residential area is this well presented two bedroom Cluster home. 0.9 miles of Stoneycroft Shops. A perfect first time purchase - give us a call today !!





**Ground Floor**



**First Floor**

**Entrance Porch**

**Two Storage Cupboards**

**Lounge**

14' 7" Into Bay x 11' 8" To Max ( 4.45m Into Bay x 3.56m To Max )

**Kitchen**

11' 7" x 6' 5" ( 3.53m x 1.96m )

**Landing**

**Bedroom One**

9' 6" To Wardrobe x 8' 5" Plus Recess ( 2.90m To Wardrobe x 2.57m Plus Recess )

**Bedroom Two**

11' 8" x 6' 7" ( 3.56m x 2.01m )

**Bathroom**

**Outside**

**Rear Garden**

**Allocated Parking**

Total floor area 53.3 m<sup>2</sup> (574 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)

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## The Lawns, Hemel Hempstead

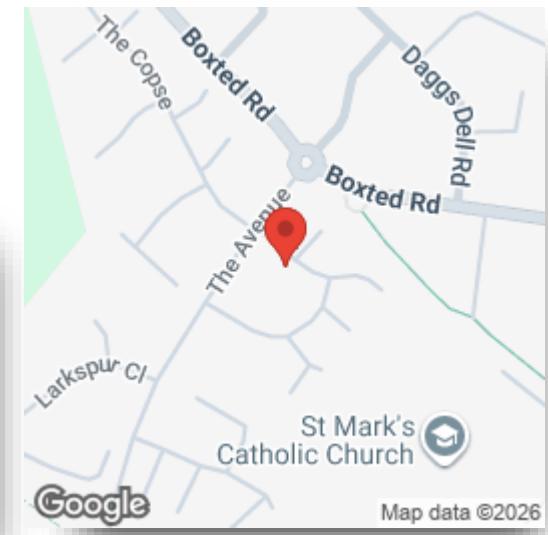
- Quiet Road In A Popular Residential Area
- Two Bedroom Cluster Home
- Well Presented Throughout
- Good Sized Living Accommodation
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£318,000**



view this property online [brownandmerry.co.uk/Property/HHD108329](http://brownandmerry.co.uk/Property/HHD108329)

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.



Property Ref:  
HHD108329 - 0004

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