



## Lawn Lane, Hemel Hempstead, HP3 9HW

### Offers Over £425,000

Introducing this semi-detached property on the market for sale, a charming residence that offers an ideal opportunity for families or individuals seeking a comfortable and spacious home conveniently situated within walking distance to Hemel Train Station and beautiful walking routes.

This property boasts two well-proportioned reception rooms, providing a versatile space for entertaining or simply spending quality time with family. The reception rooms are a highlight of the property, providing ample space for both leisure and entertainment. Adding to the convenience of the home are two well-appointed bathrooms one being the En-suite shower room to bedroom one and the other being a separate bathroom and WC offering the necessary facilities for a busy household.

The property benefits from driveway parking, an essential feature for the modern family. One of the standout features of this property is the large garden, perfect for those who love outdoor activities or simply enjoy spending time in a serene, green environment the garden measures approximately 120ft.



### Entrance Hallway

Wood flooring, radiator, doors to kitchen and both reception rooms, stairs to first floor with under stairs storage cupboard.

### Dining Room 10'11 x 12'08 (3.33m x 3.86m)



Double glazed bay window to front aspect, three radiators, coving to ceiling, wood flooring.

### Kitchen 9'01 x 8'11 (2.77m x 2.72m)



Matching range of wall and base cupboard units with worksurfaces over, one and a half bowl sink drainer unit with mixer taps, splash back tiling, electric oven and hob with extractor over, built in fridge/freezer, space for dishwasher, wood flooring, wall mounted central heating boiler, double glazed window to side aspect, double glazed door to side aspect.

### Living Room 15'04 x 16'04 (4.67m x 4.98m)



Wood flooring, feature fireplace, radiator, coving to ceiling, double glazed patio doors to rear garden.

### Landing

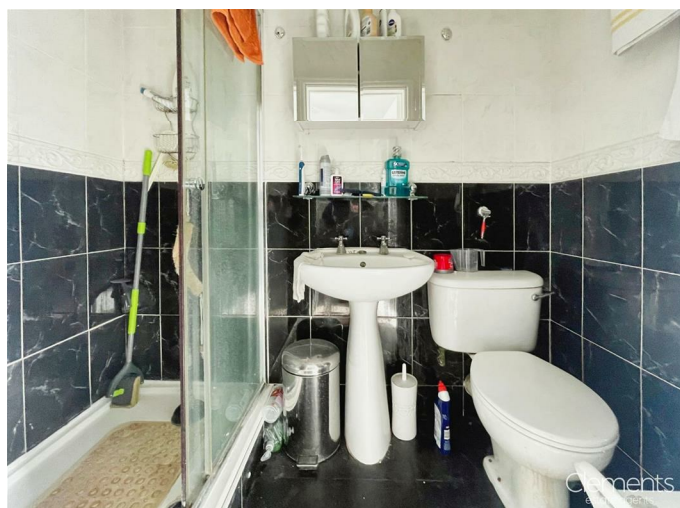
Stairs from ground floor, doors to all three bedrooms, airing cupboard, WC and separate bathroom, loft access.

### Bedroom One 11'01 x 10'05 (3.38m x 3.18m)



Double glazed bay window to front aspect, built in cupboards, three radiators, cupboard housing washing machine, door to:

**En-Suite Shower Room 3'09 x 6'10 (1.14m x 2.08m)**



LLWC, pedestal wash hand basin, tiled walls, shower cubicle.

**Bedroom Two 9'11 x 9'02 (3.02m x 2.79m)**



Double glazed window to rear aspect, radiator.

**Bedroom Three 9'11 x 5'10 (3.02m x 1.78m)**

Double glazed window to rear aspect, radiator.

**Bathroom**

Frosted double glazed window to side aspect, tiled walls, pedestal wash hand basin, radiator, bath with chrome mixer taps and shower attachment over, spotlights to ceiling.

**WC 6'00 x 2'05 (1.83m x 0.74m)**

Frosted double glazed window to side aspect, LLWC, spotlights to ceiling, tiled walls.

**Front & Parking**

Driveway parking, steps leading to single path to front entrance door.

**Rear Garden**



Measuring approximately 120ft and mainly laid to lawn with a variety of plant, tree and shrub borders, patio area to rear side, outside tap, side access gate.



# Floor Plan

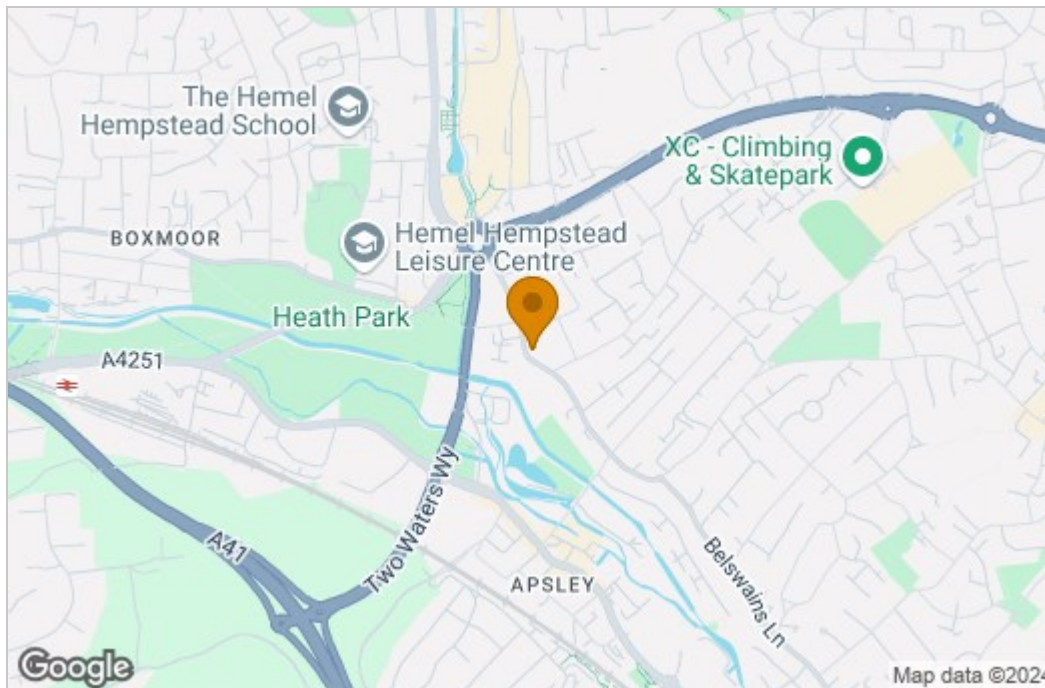


TOTAL: 97.7 m<sup>2</sup> (1,052 sq.ft.)

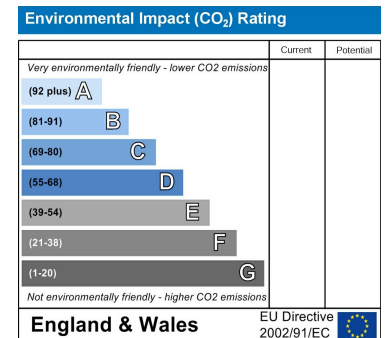
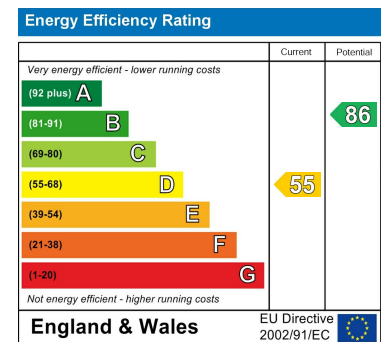
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD  
 Tel: 01442 214151 Email: sales@clementsstateagents.co.uk <https://www.clementsstateagents.co.uk>