

**87 Lawn Lane
Hemel Hempstead
HP3 9HW**

David
Doyle
Sales and Lettings

Offers Over £425,000 Freehold



An extended three bedroom family home with a driveway situated in this popular residential location close to highly regarded schooling and excellent travel links. The property offers generous living space comprising an entrance hall with stairs to the first floor, understairs storage space and a door to a large dining room, fitted kitchen with a range of wall and base units, integrated appliances and space and plumbing for further appliances and the particularly large living room with patio doors to the rear garden. To the first floor is a spacious landing with access to the loft space and doors to three bedrooms, the master with a range of fitted wardrobes and an en suite shower room. Finishing the accommodation is the family bathroom and separate WC. Externally, the rear garden of this property is of excellent size and arranged with a patio seating area, steps up to lawn with mature plants, trees and shrubs and generous side access to the front of the property offering a driveway and steps up to the front door. Offered in good order throughout, an internal viewing is much advised to appreciate this lovely family home. NO UPPER CHAIN

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended Three Bedroom Family Home

Driveway

Close To Town Centre, Schools & Travel Links

Generous Proportions

Large Gardens

En Suite To Master

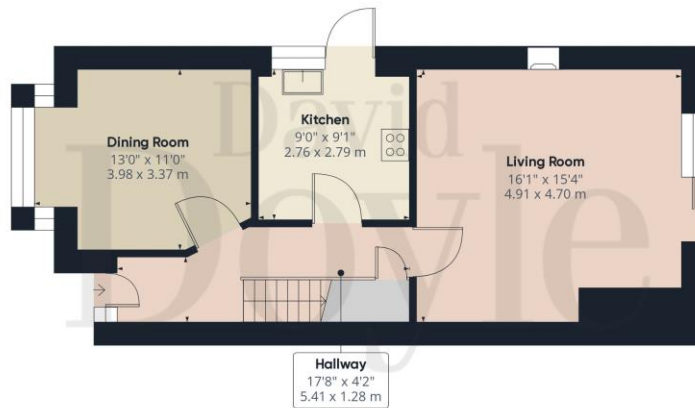
Good Order With Scope To Update

NO UPPER CHAIN

Viewing Advised

Council Tax Band C

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
987.16 ft²
91.71 m²

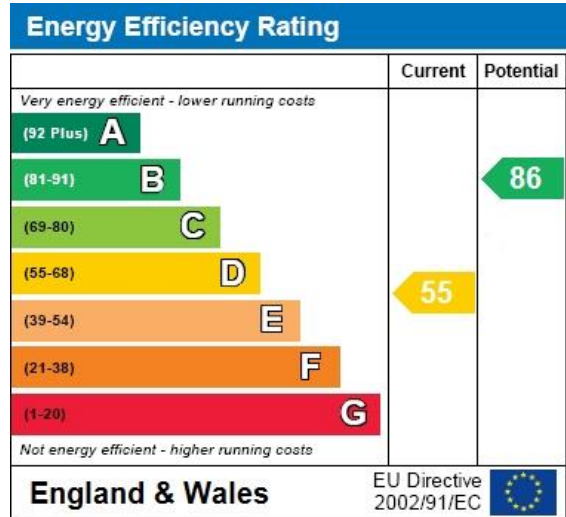
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

87 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HW

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1930

Council Tax Band C

This year council tax charge N/K

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable

Do you have a telephone connection? Unknown

What parking facilities does your property have Private/driveway

Please state any costs per annum for parking N/A

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? No

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.