

Mulburries

Pancake Lane , Hemel Hempstead, HP2 4NH

Offers in excess of £650,000



## Pancake Lane, Hemel Hempstead, HP2 4NH

- PRIME LEVERSTOCK GREEN LOCATION
- SEPARATE TWO STORY ANNEXE TO REAR WITH POTENTIAL £1500PCM RENTAL INCOME
- BRAND NEW FOUR PIECE BATHROOM
- SPACIOUS ROOMS THROUGHOUT
- OFF STREET PARKING TO THE REAR
- GROUND FLOOR CLOAKROOM
- HUGE KERB APPEAL AND CHARACTER
- SOUTH EAST FACING GARDEN



GUIDE PRICE £675,000 - £650,000. NO OFFERS UNDER THE MINIMUM GUIDE PRICE WILL BE CONSIDERED. Nestled in the desirable area of Leverstock Green, Pancake Lane presents a splendid semi-detached house that is sure to capture your attention. Spanning an impressive 1,650 square feet in total, this charming property boasts an abundance of character and spaciousness, making it an ideal family home.

The residence features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three bedrooms in the house there is ample space for everyone, while the recently modernised bathroom and additional ground floor cloakroom ensure convenience for busy mornings.



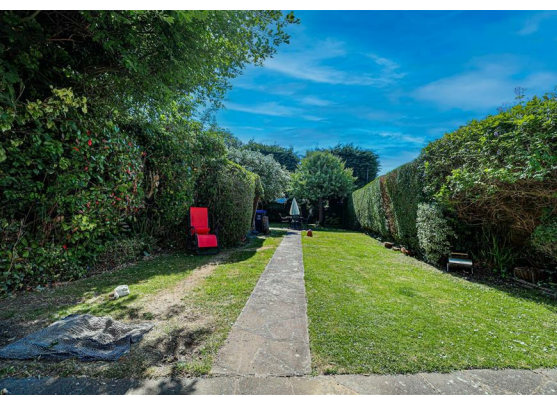
The annex to the rear (one bedroom house with own parking and garden) offers unique opportunity for those seeking a separate dwelling for parents or teenagers, or even the potential for rental income of approximately £1,500 per calendar month.

The exterior of the property is equally appealing, showcasing excellent kerb appeal that enhances its charm. Parking is a breeze with space available for up to three vehicles, a valuable asset in this sought-after location.

Step outside to discover a picturesque private rear garden, bordered by lush shrubbery, providing a tranquil retreat for relaxation or outdoor activities. This delightful outdoor space is perfect for family gatherings or simply enjoying the beauty of nature.

In summary, this semi-detached house on Pancake Lane is a remarkable opportunity for buyers seeking a spacious and character-filled home in a prime location. With its generous living areas, potential for additional income, and a lovely garden, this property is not to be missed.

NB. The Kitchen in Annexe is for marketing purposes only.



## Floor Plan



## Viewing

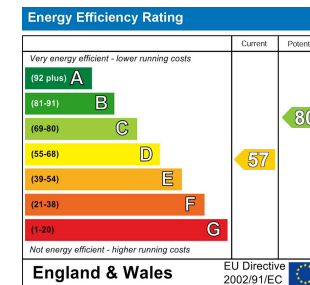
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
 Tel: 01442 732362 Email: [contact@mulburries.co.uk](mailto:contact@mulburries.co.uk) [ryan.green@mulburries.co.uk](mailto:ryan.green@mulburries.co.uk)

## Area Map



## Energy Efficiency Graph



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