



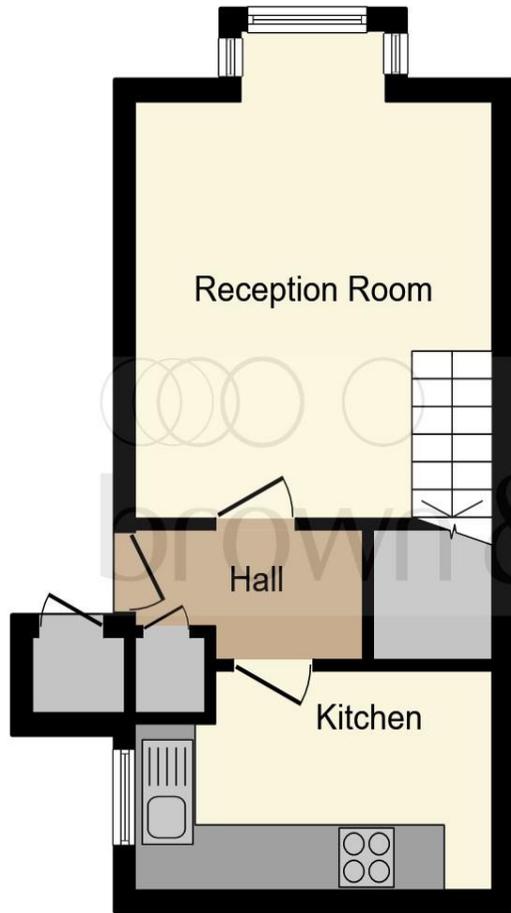
**The Lawns, Hemel Hempstead HP1 2TF**

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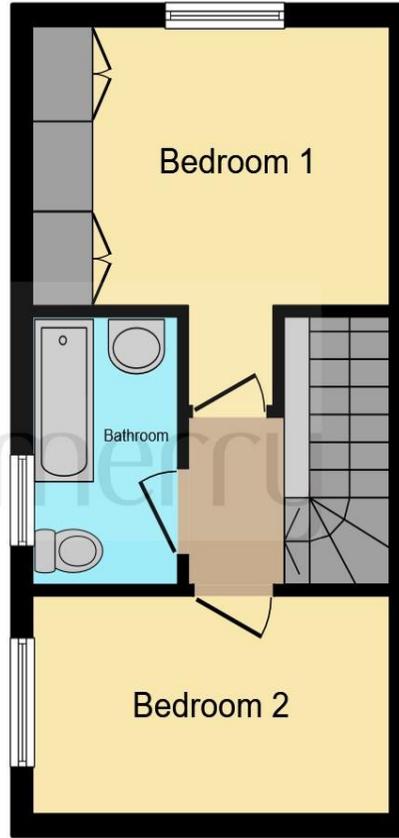
**The Lawns, Hemel Hempstead**

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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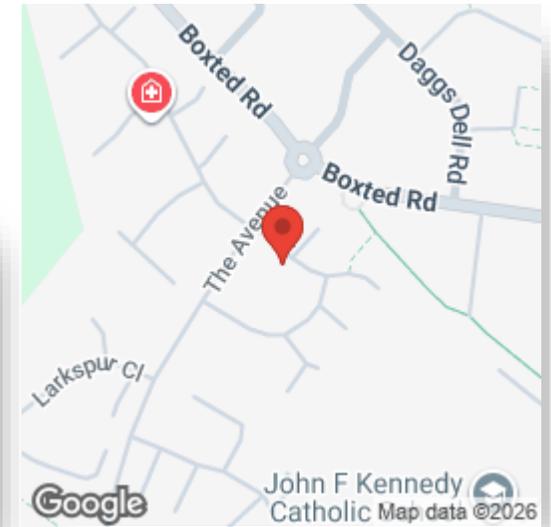
## The Lawns, Hemel Hempstead

- 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**



Please note the marker reflects the  
postcode not the actual property

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



Property Ref:  
HHD108329 - 0005

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