



## Lawn Lane, Hemel Hempstead, HP3 9HL

### Guide Price £500,000

Located in Cornerhall and close to the local shops, Hemel Hempstead town centre and Hemel Hempstead mainline station is this semi detached currently used as a licensed five room HMO but could be easily be changed back to a four bedroom family home. Boasting 12'2" living room/bedroom, 13'4" dining room/bedroom, fitted kitchen, four further bedrooms, outbuilding to rear of garden, gas central heating, double glazing and off road parking.

Situated with easy reach of local shops, Hemel Hempstead mainline train station with access to London Euston in 30 minutes, Hemel Hempstead town centre with all of its, shopping, restaurant and travel facilities and the M1, M25 and A41 road links are also close by.

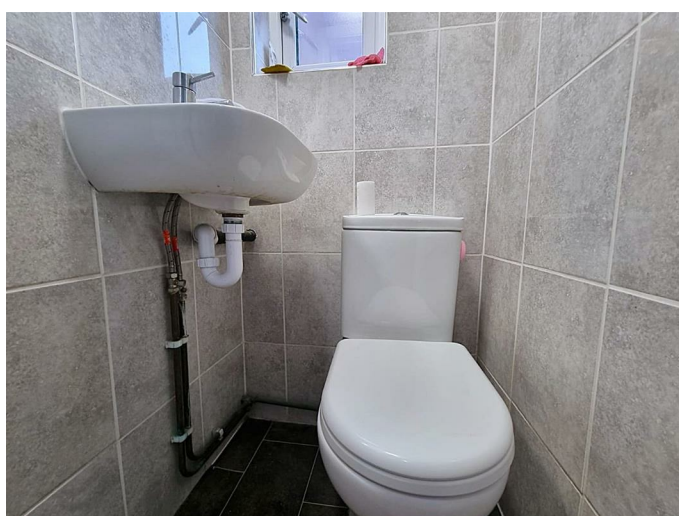
**Hallway**



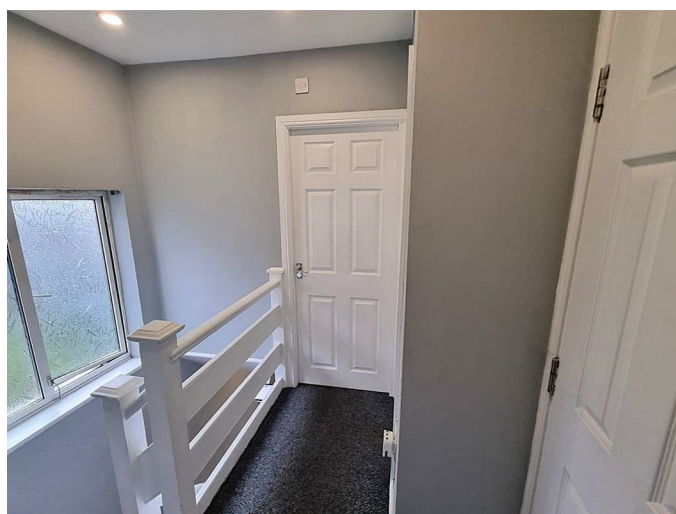
**Dining Room/Bedroom 13'4 x 11'2 (4.06m x 3.40m)**



**Cloakroom**



**Landing**



**Fitted Kitchen 10'1 x 7'1 (3.07m x 2.16m)**



**Bedroom 12'6 x 11'7**



**Living Room/Bedroom 12'2 x 10'10 (3.71m x 3.30m)**

**Bedroom 10'10 x 10'5 (3.30m x 3.18m)**



**Shower Room**



**Bedroom 8'0 x 7'3 (2.44m x 2.21m)**



**Second Floor**

**Bedroom**



**Shower Room**



**Off Road Parking**

**Rear Garden**



**Outbuilding**



# Floor Plan

**Ground Floor**

- Dining/Bedroom 5: 4.09m x 3.42m (13' 5" x 11' 3")
- Kitchen: 3.10m x 2.18m (10' 2" x 7' 2")
- Living/Bedroom 6: 3.72m x 3.32m (12' 2" x 10' 11")
- Hallway
- W.C.

**First Floor**

- Bedroom 3: 3.32m x 3.20m (10' 11" x 10' 6")
- Bedroom 4: 2.44m x 2.22m (8' 0" x 7' 3")
- Landing
- Shower Room: 1.60m x 1.03m (5' 3" x 3' 5")
- Shower Room: 2.04m x 1.97m (6' 8" x 6' 5")
- Bedroom 2: 3.82m x 3.55m (12' 6" x 11' 8")

**Second Floor**

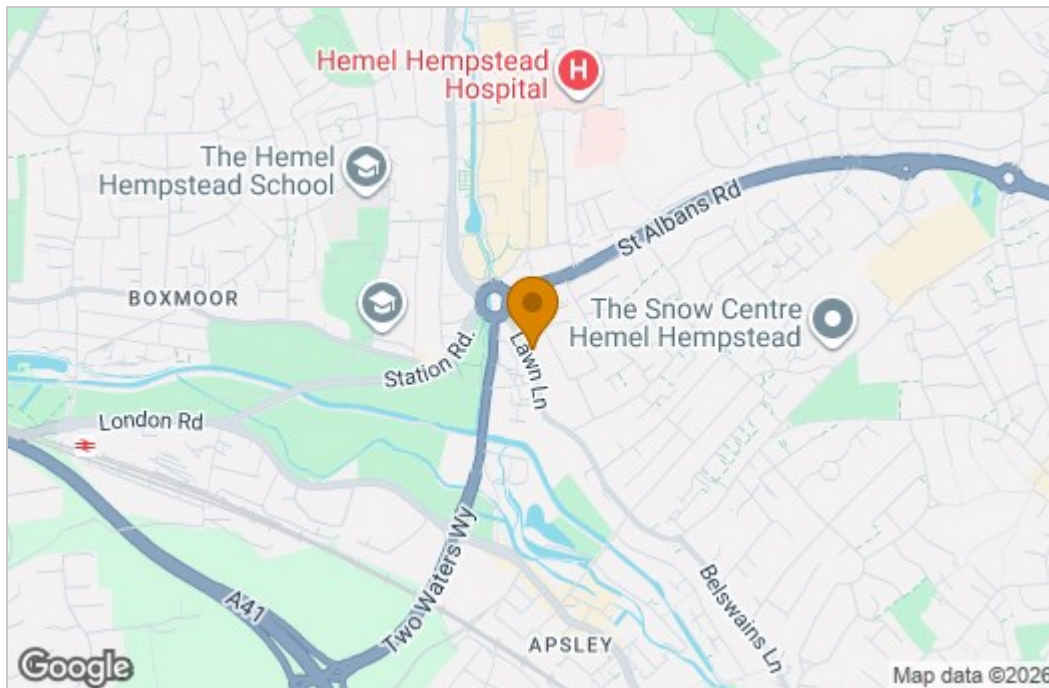
- Bedroom 1: 4.78m x 3.81m (15' 8" x 12' 6")

Clements estate agents

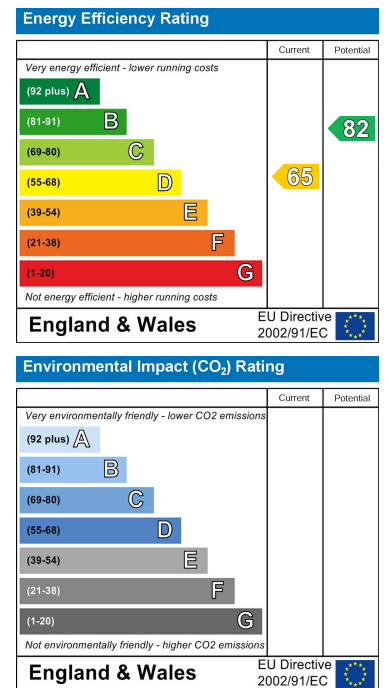
**Clements**  
estate agents

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



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