



45 Lawn Lane, Hemel Hempstead, HP3 9HL

Guide price £475,000

- Versatile Accommodation
- Investment Home
- Station Access Nearby
- Detached Annex
- Double Width Parking
- No Chain
- Multiple Bedrooms
- Walking Distance to Town

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This versatile semi-detached home in Hemel Hempstead is ideally located close to local shops, transport links and essential amenities. Currently operating as a licensed 6-bedroom HMO, the property also offers the flexibility to be reconfigured into a comfortable 4-bedroom family home with two shower rooms.

The ground floor comprises a fitted kitchen, two additional rooms that can serve as bedrooms or reception spaces, and a convenient downstairs cloakroom. On the first floor, there are three bedrooms and two shower rooms, while the second floor provides an additional spacious bedroom.

Externally, the property benefits from excellent off-road parking on the front driveway. The low-maintenance rear garden, finished with block paving, includes a practical storage outbuilding.

With easy access to major motorway links (M1/M25) and the mainline railway station offering fast services to London Euston, this property presents an excellent opportunity for investors or families seeking space and convenience.

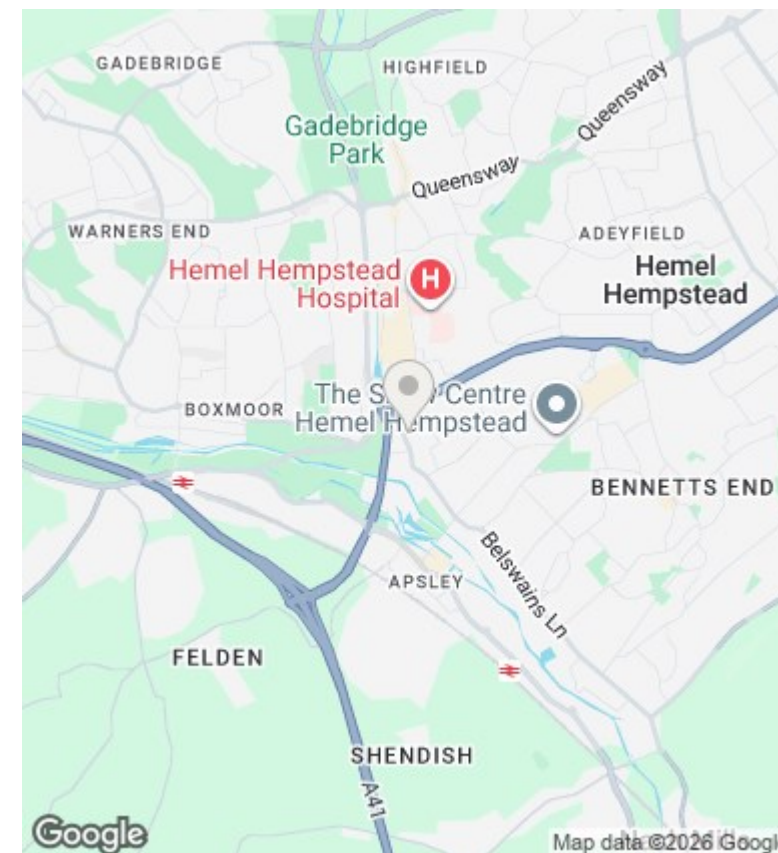
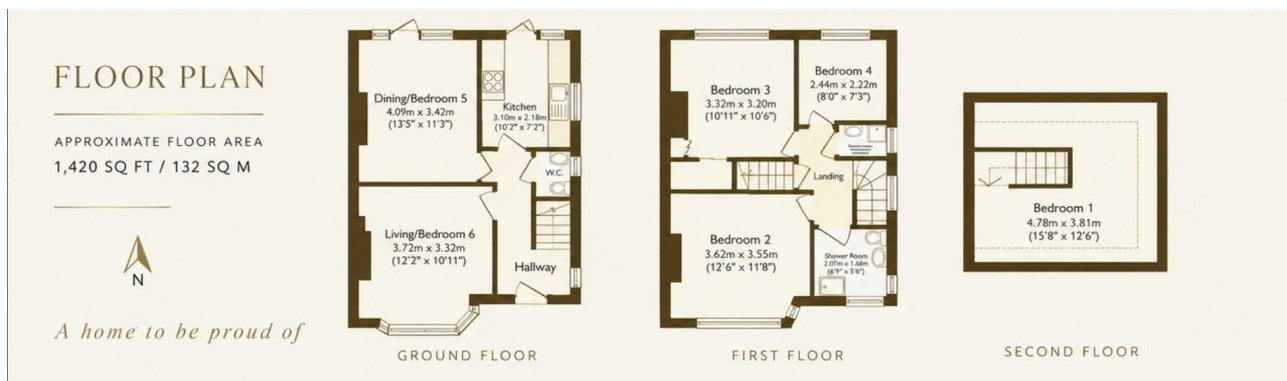
Area Guide: Hemel Hempstead is just 24 miles from London with easy transport links to the city via road and rail. London Euston is just 25 minutes by train; the West End is just less than 40 minutes by car.

We have direct access to M1, M25 and A41 motorways. Luton Airport is a 15-20 minutes drive away, and London Heathrow is 40 minutes away. Hemel Hempstead's network of convenient transport links makes it perfect for commuters.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		