



Mulburries

Lawn Lane, Hemel Hempstead, HP3 9JF  
Offers in excess of £350,000



- Character Cottage
- Central Hemel Location
- 0.9m From Apsley Station
- Period Features
- Two-Tier Private Garden
- Council Tax Band = C

Mulburries are very happy to welcome this gorgeous period two bedroom cottage onto the market in the central Hemel area.

The property is exactly what you would expect of a cottage, cosy, full of character and a great space for a first time buyer or a new family. The location benefits are clear with the property, situated less than a mile from Apsley station, which has direct links into





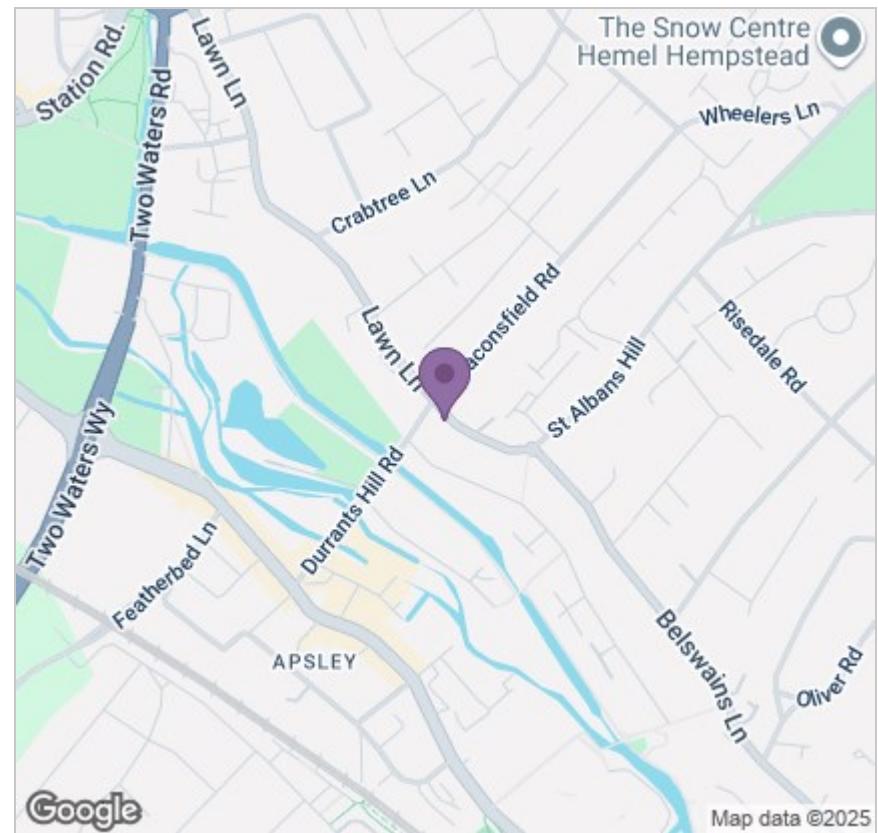
Euston inside 30 minutes and half a mile from the town centre itself with its array of amenities, bars and restaurants.

Comprising of, entrance into the reception room, country style kitchen with stairs to the first floor, leading onto the utility area and three piece family bathroom with bathtub and shower attachment. The dining room is to the rear which has access onto the rear garden and a right of way to use the alleyway to the front via the neighbours garden. The garden itself is a huge selling point, multi tiered, the garden has a part patio, part decked area directly out of the home, and then via some steps, a sizable well kept and private lawn area. The first floor has two bedrooms, the main of the two a large double room with built in wardrobes and a stylish window seat.

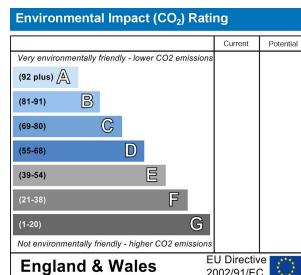
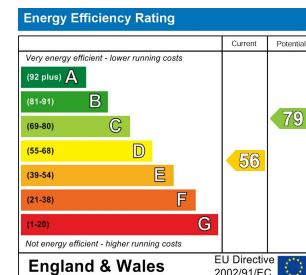
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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