



## 35 Green Lane

Hemel Hempstead, HP3 0JZ

**£975,000**

Set back on a desirable road in Bovingdon, this captivating detached four-bedroom home offers a rare blend of modern living and countryside calm. Built in 2018 and set on a generous plot, the property makes an immediate impression with its sense of space, both indoors and out.

Step inside and the hallway sets a relaxed, welcoming tone. From here, two separate reception rooms provide real flexibility — perfect for anyone wanting a home office, a snug, a playroom, or even extra bedroom options. The flow then leads into the open-plan kitchen and breakfast area, where everyday life tends to gather. With granite worktops, integrated appliances, and a separate utility room, it's a space designed to be practical without losing any warmth or style. The dining and living zones open directly onto the garden through wide patio doors, creating a natural link between inside and out.

Upstairs, the house continues to offer generous proportions. All four bedrooms are generous doubles, each with room to breathe, and the main bedroom benefits from its own en-suite shower room. A large four-piece bathroom serves the remaining rooms and completes the first floor.

The rear garden is one of the home's standout features — stretching approximately 160ft and backing onto open fields. It's a setting that invites slow mornings, summer gatherings, and plenty of play. A patio area sits close to the house, while the far end of the garden is home to a summer house and a dedicated play space, all framed by fenced boundaries and side access.

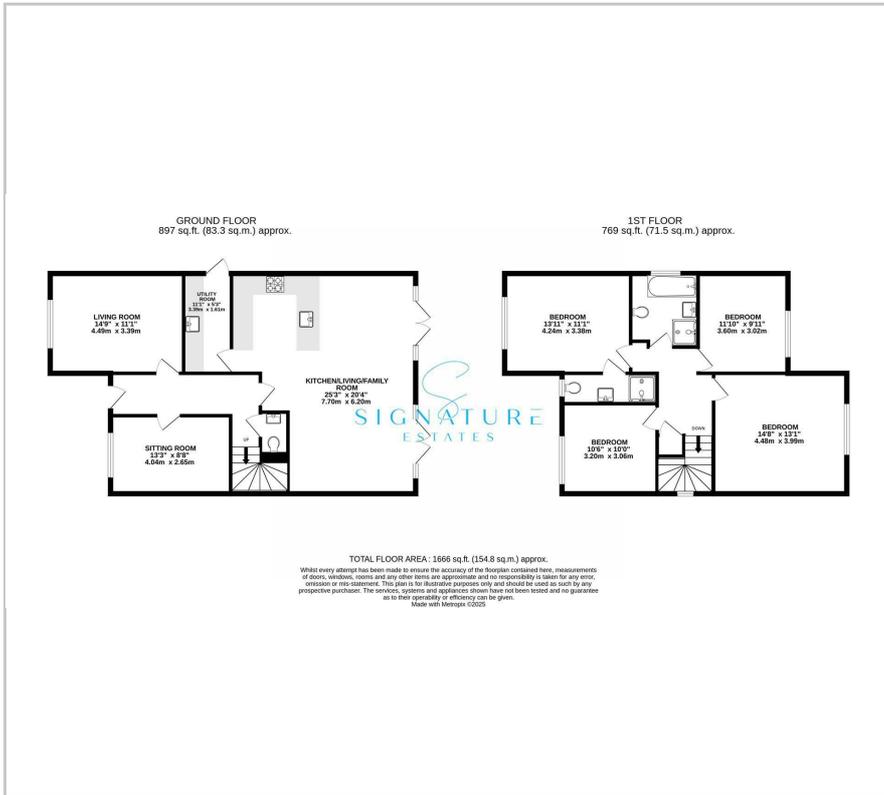
### Viewing

Please contact our Bovingdon Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedroom Detached Home
- Built In 2018 To A High Standard
- Two Useful Reception Rooms
- Large Open Plan Kitchen/Diner/Family Room
- Utility Room
- Four Double Bedrooms - One With En Suite
- Spacious 160 ft Garden
- Parking For Three Cars



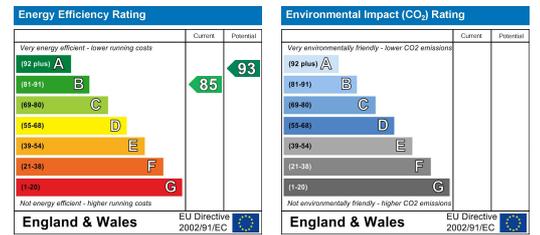
## Floor Plan



## Area Map



## Energy Efficiency Graph



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