



## Hawthorne Lane, Hemel Hempstead, HP1 2QA

### Offers In Excess Of £465,000

Located in the highly sought after area of Warners End is this extended terraced family home. Boasting four bedrooms, lounge/dining area, fitted kitchen, conservatory, utility area, cloakroom, gas central heating, double glazing and off road parking.

Benefits also include being within easy reach to local primary and secondary schools including the highly sought after John F Kennedy Secondary School, local shops and amenities, Hemel Hempstead town centre and main line station and the M1, M25 and A41 road links.

Nestled on the charming Hawthorne Lane in Hemel Hempstead, this delightful terraced family home offers a perfect blend of comfort and practicality. With four well-proportioned bedrooms, this property is ideal for families seeking space and a welcoming atmosphere.

Upon entering, you are greeted by a spacious lounge and dining room, providing an inviting area for relaxation and entertaining guests. The natural light floods through, creating a warm and airy environment. Adjacent to this, the conservatory adds an extra dimension to the living space, perfect for enjoying the garden views or simply unwinding with a good book.

The kitchen is functional and well-equipped, making it a great space for culinary enthusiasts to prepare family meals. The layout of the home ensures that every member of the family can enjoy their own space while still being connected.

The property features a well-appointed bathroom, catering to the needs of a busy household. The outdoor area, offers potential for gardening or outdoor activities, enhancing the family-friendly appeal of this home.

Located in a desirable area of Hemel Hempstead, this terraced house is conveniently situated near local amenities, schools including the highly sought after John F Kennedy Secondary School, and parks, making it an excellent choice for families. With its generous living spaces and four bedrooms, this property is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

### **Entrance Hall**

### **Lounge/Dining Room 20'1 x 11'5 max (6.12m x 3.48m max)**



### **Fitted Kitchen 11'4 x 8'9 (3.45m x 2.67m )**



### **Cloakroom**

### **Utility Room 5'8 x 5'1 (1.73m x 1.55m)**

### **Conservatory 11'0 x 10'3 (3.35m x 3.12m)**



## First Floor Landing



## Bathroom



## Bedroom Two 11'7 x 10'8 (3.53m x 3.25m)



## Second Floor Landing

### Bedroom One 15'1 x 11'7 (4.60m x 3.53m)



## Bedroom Three 12'7 max x 9'3 max (3.84m max x 2.82m max)



## Bedroom Four 8'6 x 6'5 (2.59m x 1.96m)

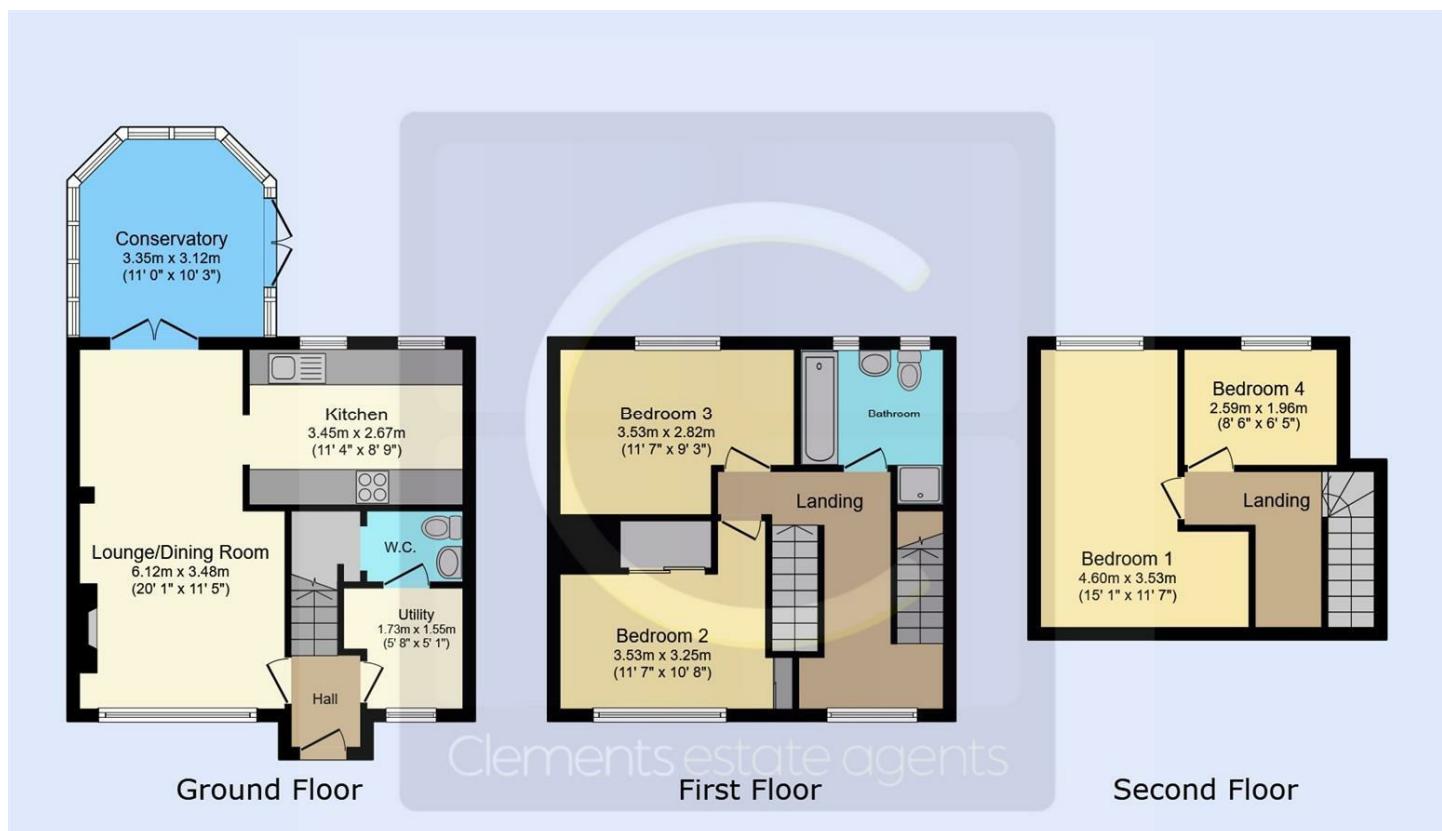


## Off Road Parking

## Rear Garden



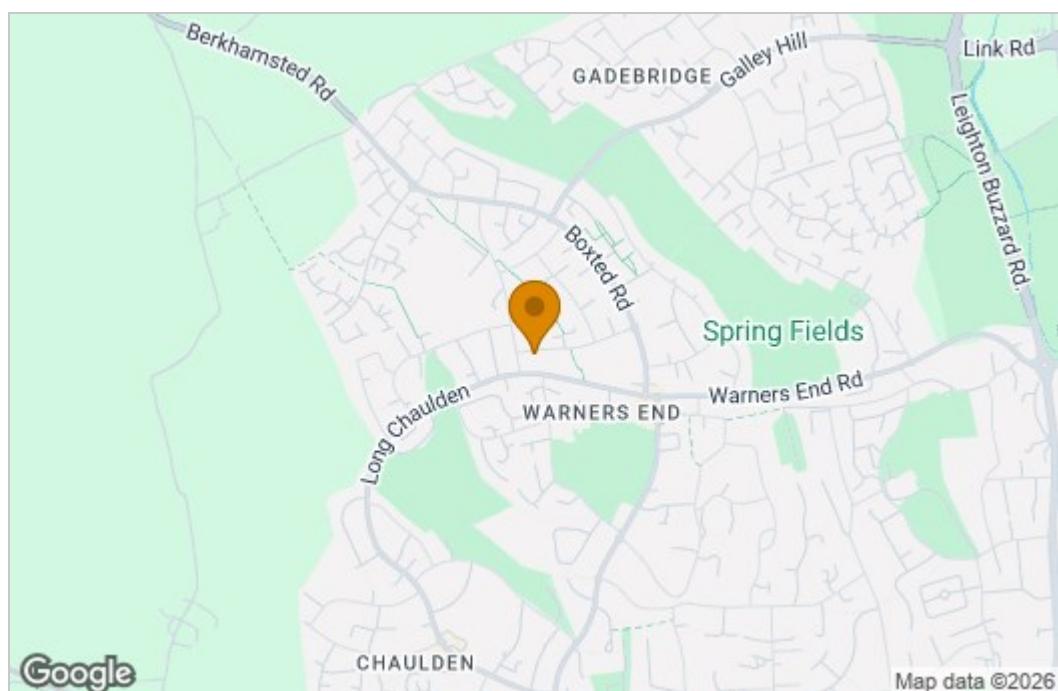
## Floor Plan



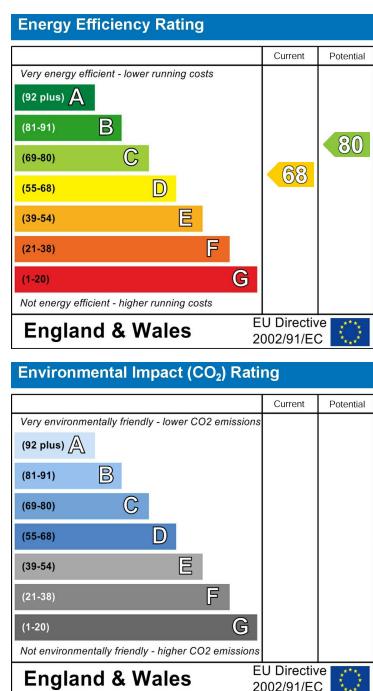
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

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## Area Map



## Energy Efficiency Graph



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