



Lawn Lane
Hemel Hempstead, HP3 9HH

squire | estates

Lawn Lane, Hemel Hempstead

A spacious TWO DOUBLE BEDROOM DUPLEX MAISONETTE, located within WALKING DISTANCE OF THE TOWN CENTRE AND HEMEL HEMPSTEAD TRAIN STATION. The property includes A SEPARATE DINING ROOM, FULLY FITTED KITCHEN AND TWO PARKING SPACES,

The property opens up in to a good size separate, integrated kitchen, finished to a high specification making prepping and cooking meals simple. The modern design allows a good open space with ample base and wall units. There is also a well planned storage cupboard under the stairs which is accessed in the kitchen. The kitchen has been beautifully presented, creating a wonderful first impression. To the right you will find a bright and spacious living room, and separately a dining room, ideal for hosting family and friends.

Upstairs, there are two double bedrooms, each bedroom has newly laminated flooring and the master bedroom has fitted wardrobes. There is a modern fully tiled family bathroom comprising of a bath with rainfall shower, WC and sink with vanity unit.

The property is located within a five minute walk to Hemel Hempstead town centre which offers multiple high street brands. Hemel's Old Town, located a short drive away, has recently been pedestrianised and offers a number of independent shops and restaurants.

Hemel Hempstead station is within walking distance from the property and runs a regular rail service into London Euston, taking approximately 25 minutes. The M1 is about 8 minutes' drive away, providing access to the national motorway network.

For local amenities, Jarman Park (1.0 miles) has recently been redeveloped and now has an IMAX Cinema, a gym, an ice rink and a number of chain restaurants. The XC Centre is opposite with its climbing wall and pot holing adventure. The largest Snow Centre in the UK, where the Olympic Team train, is also close by.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- Duplex Maisonette
- Two Double Bedrooms
- Separate Kitchen with White Goods Included
- Dining Room
- Two Parking Spaces
- New Boiler
- Balcony
- 5 Minute Walk from Town Centre

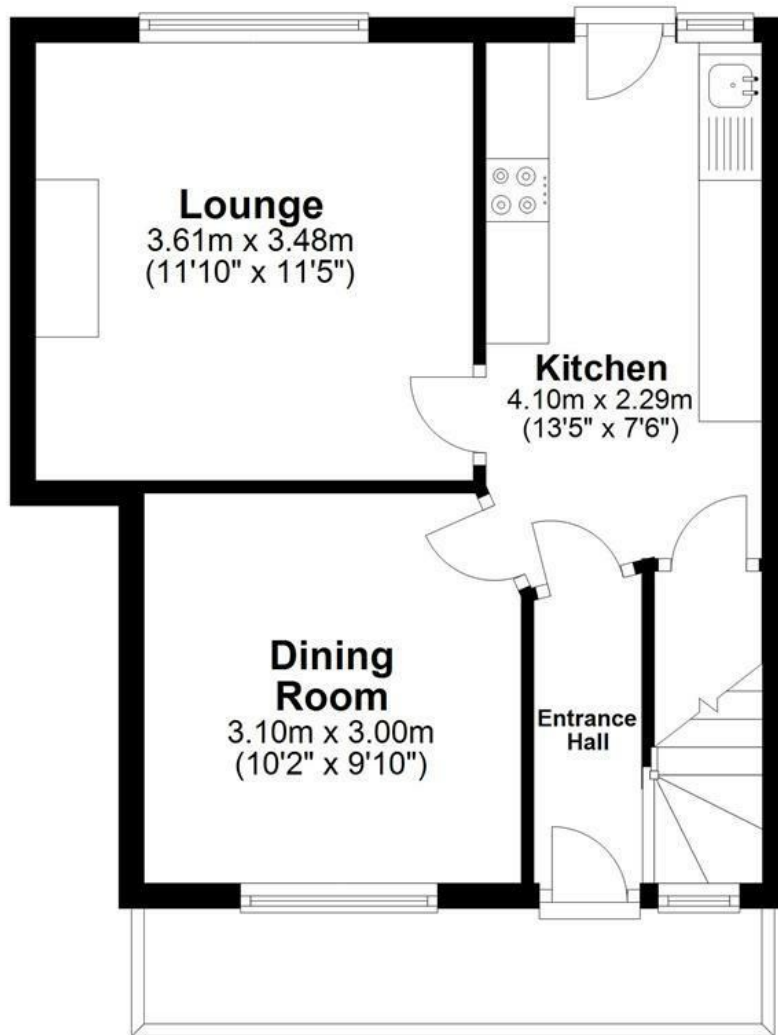
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

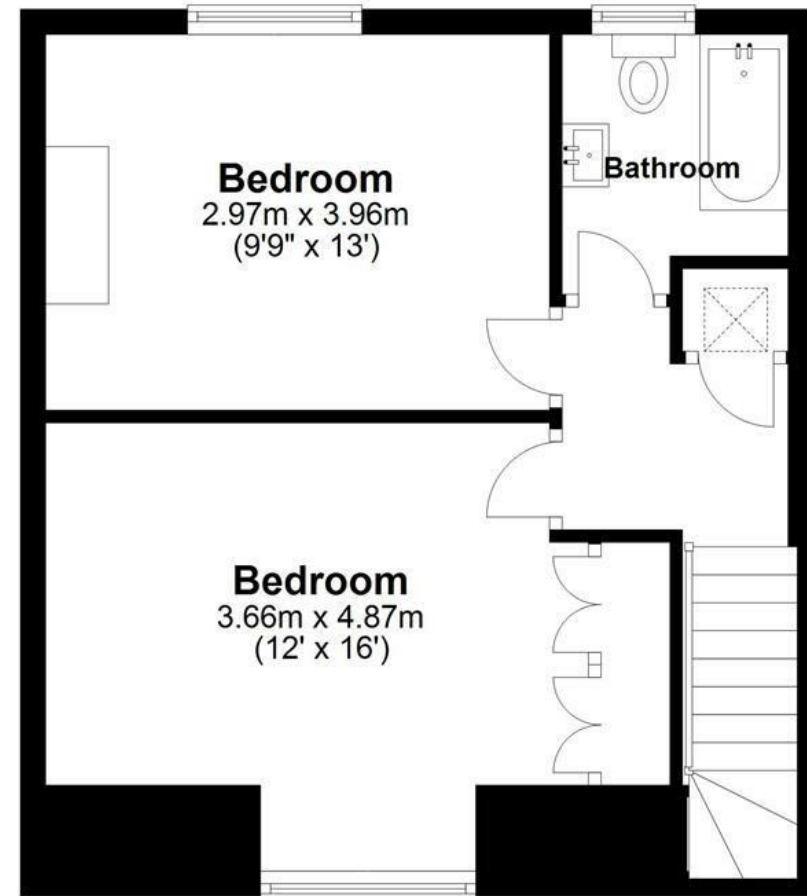
First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Second Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



67 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LE
01442 233533 | www.squirestates.co.uk