



## Anchor Lane, Hemel Hempstead, HP1 1TY

### Offers In Excess Of £550,000

Located in the desirable area of Boxmoor in Hemel Hempstead, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, two reception rooms perfect for entertaining. This family home also offers excellent decorative order, off-street parking and a sought after location close to excellent local schools, amenities and transport links including Hemel Hempstead railway station with direct links to London Euston. VIEWING ESSENTIAL!

**FRONT DOOR TO :**

**PORCH AREA**

**ENTRANCE HALLWAY**

**LOUNGE 12'5 x 10'7 (3.78m x 3.23m)**

**DINING ROOM 12'2 x 9'11 (3.71m x 3.02m)**

**LEAN TO / CONSERVATORY 9'3 x 6'7 (2.82m x 2.01m)**

**KITCHEN 11'5 x 5'1 (3.48m x 1.55m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE 12'8 x 8'11 (3.86m x 2.72m)**

**BEDROOM TWO 11'8 x 8'11 (3.56m x 2.72m)**

**BEDROOM THREE 12'10" x 5'10" (3.93 x 1.80)**

**BATHROOM**

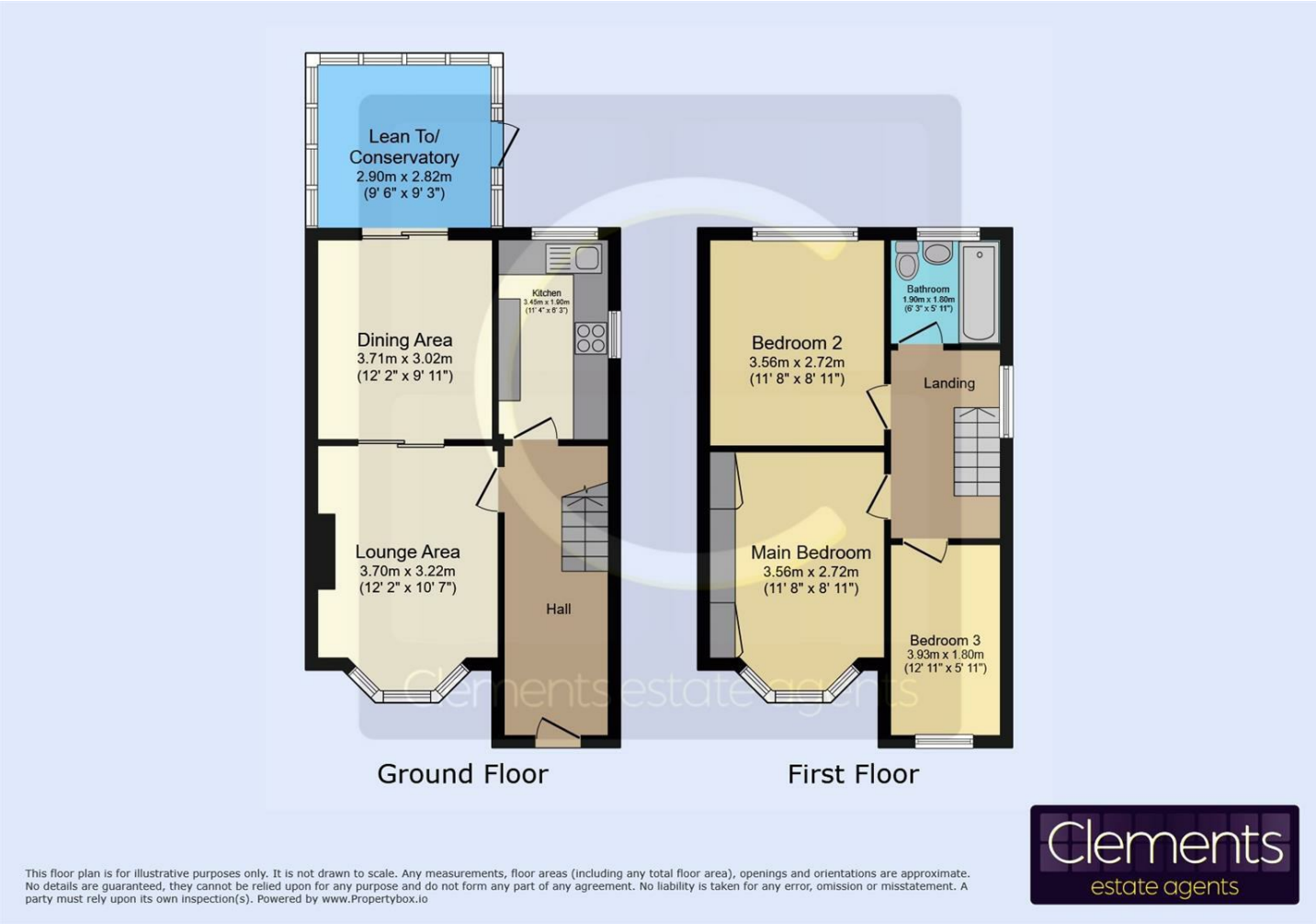
**OUTSIDE**

**FRONT GARDEN**

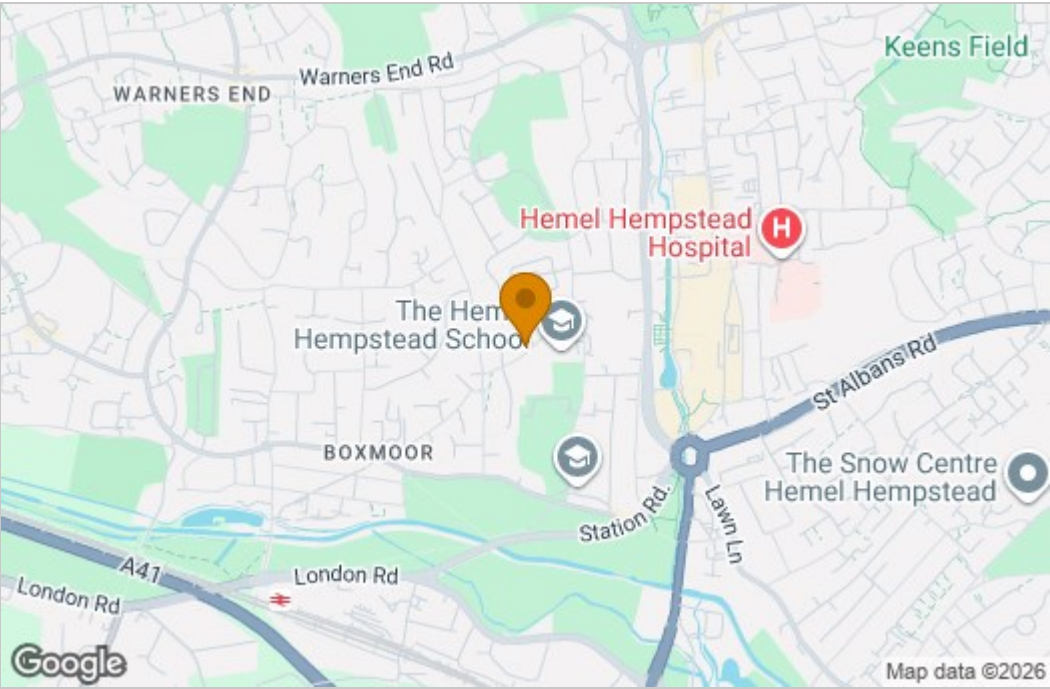
**REAR GARDEN**



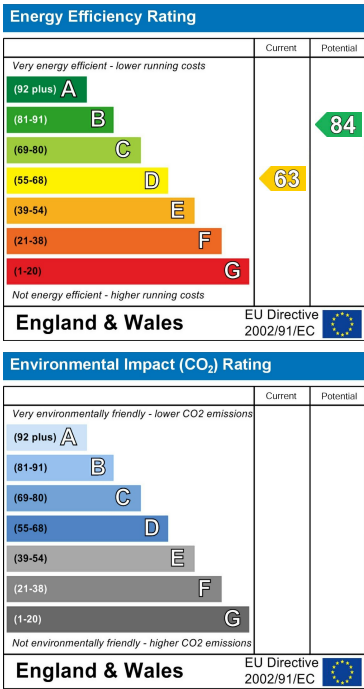
Floor Plan



Area Map



Energy Efficiency Graph



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