

**92 Lawn Lane, Hemel Hempstead,
Hertfordshire, HP3 9HS**

**David
Doyle**
Sales and Lettings

Offers in Excess of £500,000 Freehold



David Doyle are delighted to offer to the sales market this extended three bedroom family home with double width driveway situated in this popular residential location close to Nash Mills and Hemel Hempstead Town Centre, both offering excellent amenities, highly regarded schooling and travel links. The property has been extensively updated by the current owners and offers flexible living space comprising an entrance hall with stairs to the first floor, understairs storage space and a door to a contemporary family shower room, fitted with a white suite, chrome sanitary ware, bespoke fully tiled walls, a useful utility cupboard with space and plumbing for a washer/dryer and a further storage cupboard. Also accessed from the hallway is the formal living room with wired in surround sound, a bespoke office space and multi paned doors opening to the family room, arranged with a log burner with a granite hearth and mantle opening to the bright and airy kitchen/breakfast room fitted in a traditional style with a vast range of free standing wall and base units, integrated and free standing appliances, a stainless steel sink and drainer, coordinating

wooden work surfaces and a distinct dining area with a velux window and patio doors opening to the rear garden. To the first floor is a spacious landing with access to the loft space via a pull down ladder and doors to three bedrooms, all of good size and the beautiful refitted family bathroom arranged with a white suite and chrome sanitary ware. Externally, the rear garden of this property is quite spectacular being landscaped in a style so as to appreciate woodland and wildlife, attractively arranged with a decked balcony seating area, steps leading down to various lawned areas with mature plants and shrubs and side access to the front of the property offering a double width brick blocked driveway offering excellent off street parking facilities and security posts with locking keys. Offered in excellent order throughout, an internal viewing is much advised to appreciate this lovely family home.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Extended Three Bedroom Family Home

Double Width Driveway

Beautiful Woodland Garden

Extensively Updated By The Current Owners To A High Specification

Versatile Living Space

Brand New Bespoke First Floor Family Bathroom & Ground Floor Shower Room

Wired In Surround Sound To Living Room

Rewired and Replumbed

New Worcester Bosch Boiler 2022

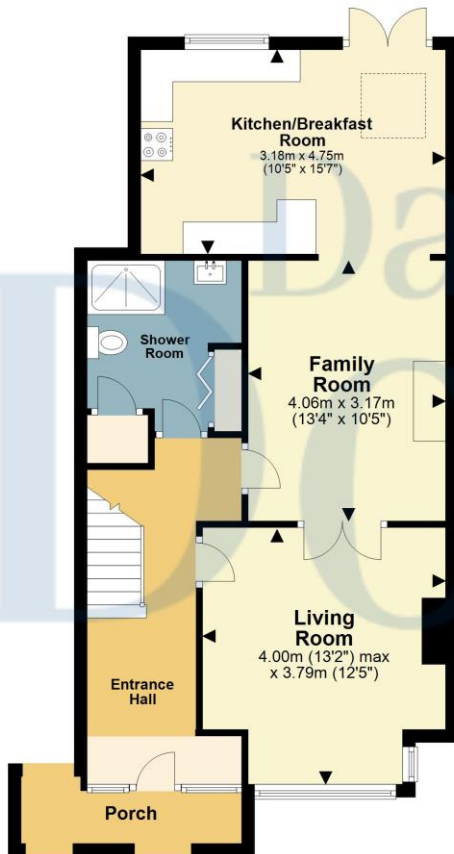
Viewing Advised

Council Tax Band D

Tenure -Freehold

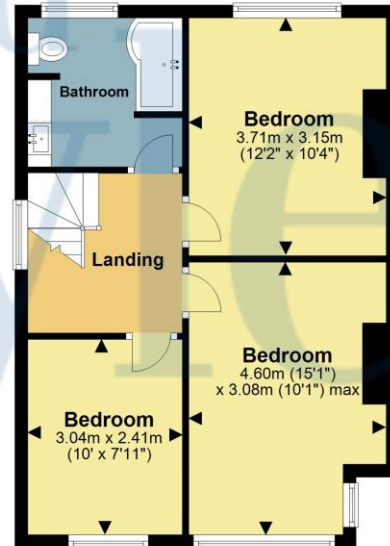
Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 108.1 sq. metres (1163.5 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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