



Highfield Lane  
Hemel Hempstead, HP2 5JF

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## Highfield Lane, Hemel Hempstead

Welcome to this immaculate and spacious 3 double bedroom contemporary semi-detached house, offering the perfect blend of modern living and comfort. The property is presented in pristine condition and boasts a range of desirable features, making it an ideal home for families or professionals. CHAIN FREE.

The ground floor features a comfortable and inviting lounge area, perfect for relaxing or entertaining guests. Stretching across the back of the property, the good-sized kitchen/breakfast room is fitted with contemporary matt grey units and white coordinating work surfaces. This space includes built-in appliances and has doors leading onto the garden, creating a delightful area for cooking and dining. Additionally, a convenient cloakroom is located on the ground floor, along with a lean-to area currently used as a utility space, adding to the home's functionality.

On the first floor, you will find three double bedrooms, each offering ample space and comfort. A well-appointed family bathroom serves this floor, providing convenience for all members of the household.

The exterior of the property boasts a good-sized rear garden with a patio area, perfect for outdoor dining, entertaining, or simply enjoying the outdoors.

Located short drive to the M1 motorway and the industrial area of Hemel Hempstead this contemporary semi-detached house is a true gem, combining stylish design with practical living spaces.

Don't miss the opportunity to make this beautiful house your new home.

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

- Three double bedroom semi detached house
- Offered in excellent condition
- Stunning kitchen / breakfast room
- Cosy contemporary lounge
- Cloakroom
- Large rear garden
- Extension potential STPP
- CHAIN FREE

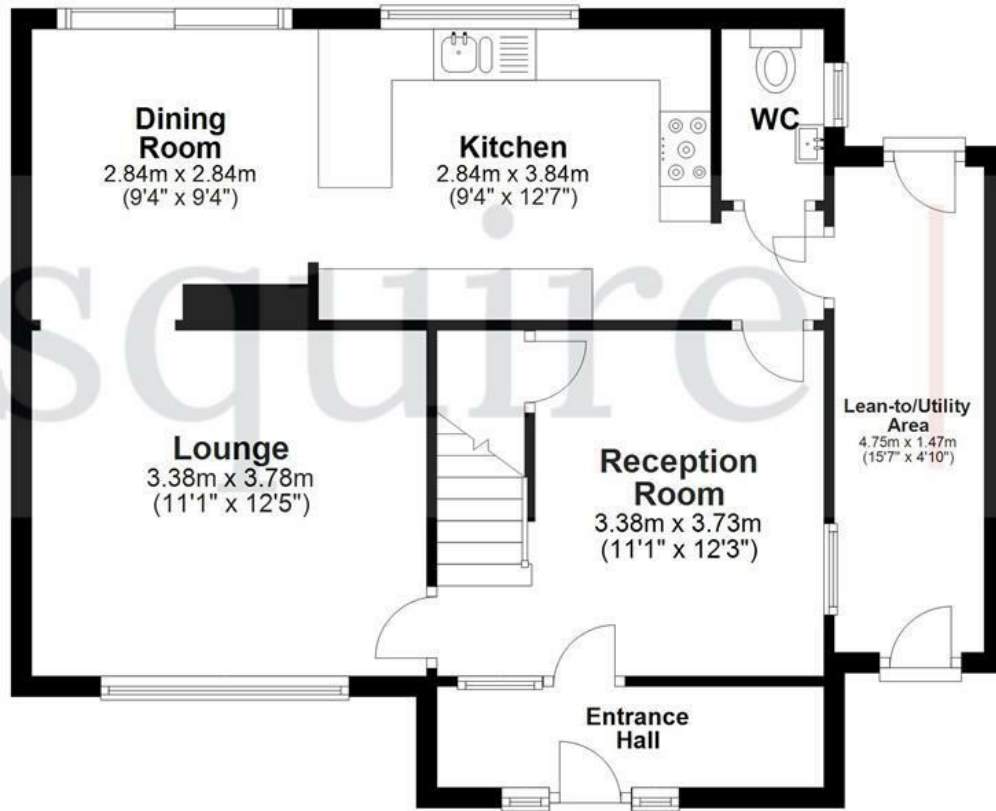
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		71	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

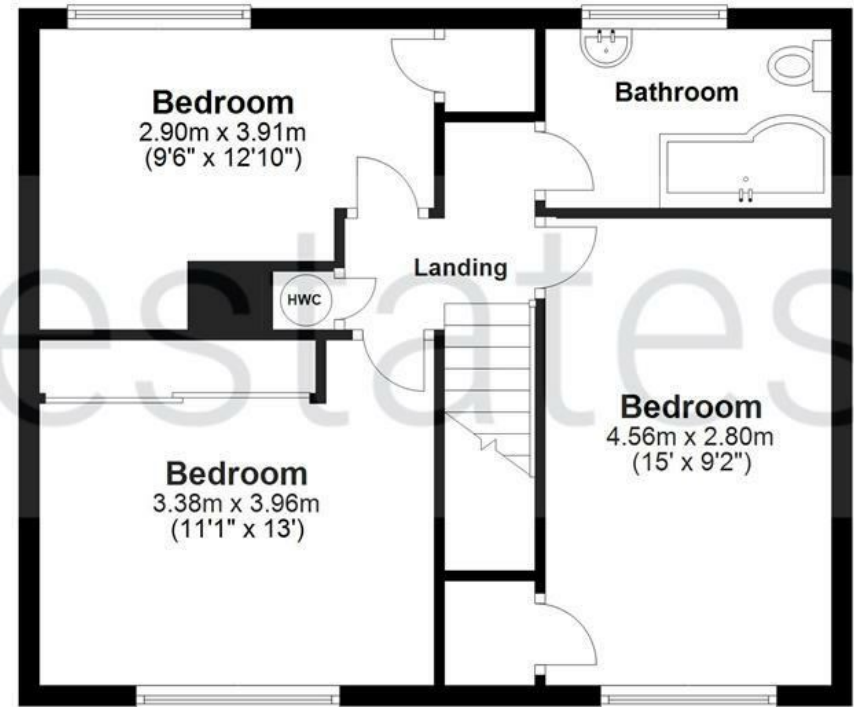
### Ground Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



### First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 110.1 sq. metres (1184.8 sq. feet)

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

