



The Lawns
Hemel Hempstead, HP1 2TE

squire | estates

The Lawns, Hemel Hempstead

This attractive and well-maintained one-bedroom freehold cluster home offers stylish living in a convenient location.

Featuring a contemporary kitchen with integrated appliances, coordinated work surfaces, and a sleek gloss finish, the property combines modern design with practicality.

The bright and welcoming lounge provides a comfortable space to relax, with stairs leading to the first floor where you'll find a generously sized bedroom and a modern family bathroom complete with a shower over the bath.

Additional benefits include an external storage cupboard, a private front garden, and an allocated parking space.

Perfectly positioned for excellent bus services and within easy reach of Hemel Hempstead's wide range of shopping facilities and amenities. The M1 and M25 motorways are nearby, and the mainline railway station offers fast and frequent services to London Euston.

Features

- Well-presented 1-bedroom freehold house
- Contemporary kitchen with built-in appliances,
- Bright and spacious lounge
- Generously sized bedroom
- Allocated parking space
- Private front garden
- Ideal for first-time buyers, investors, or downsizers
- Close to excellent bus services

To Book a Viewing

Please contact Squire Estates on 01442 233533.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 20.1 sq. metres (216.5 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.3 sq. feet)



Total area: approx. 39.3 sq. metres (422.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.□



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