

**FOR  
SALE**



St. Agnells Lane, Hemel Hempstead

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Located in the popular area of Grove Hill, this three-bedroom mid-terrace house offers spacious accommodation, off-road parking, and a low-maintenance garden.

The ground floor comprises a welcoming hallway with a cloakroom, a through lounge/diner provides doors that open onto the garden and flows into the fitted kitchen with a range of wall and floor units.

On the first floor, there are three well-proportioned bedrooms, complemented by a contemporary family bathroom with shower over bath.

To the rear, the property benefits from an outhouse/utility area, which offers versatile use and could be knocked through to the kitchen to create an additional internal room if desired.

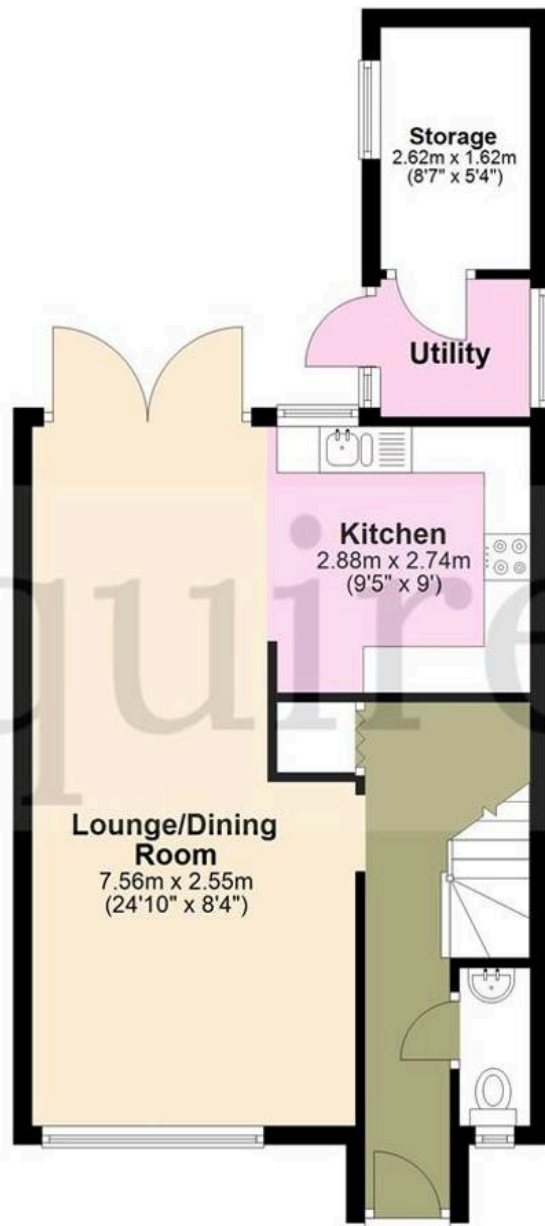
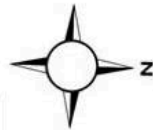
Externally, the rear garden has been designed for low maintenance with astro turf, a decked seating area, and a gate providing rear access. To the front, the property enjoys off-road parking.

- Three Bedroom House
- Off road parking
- Ability to extend into the current outhouse to create a utility room and / or study area.
- Fitted kitchen
- Cloakroom
- Neat rear garden
- Close to shops and local schools



## Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



## First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)

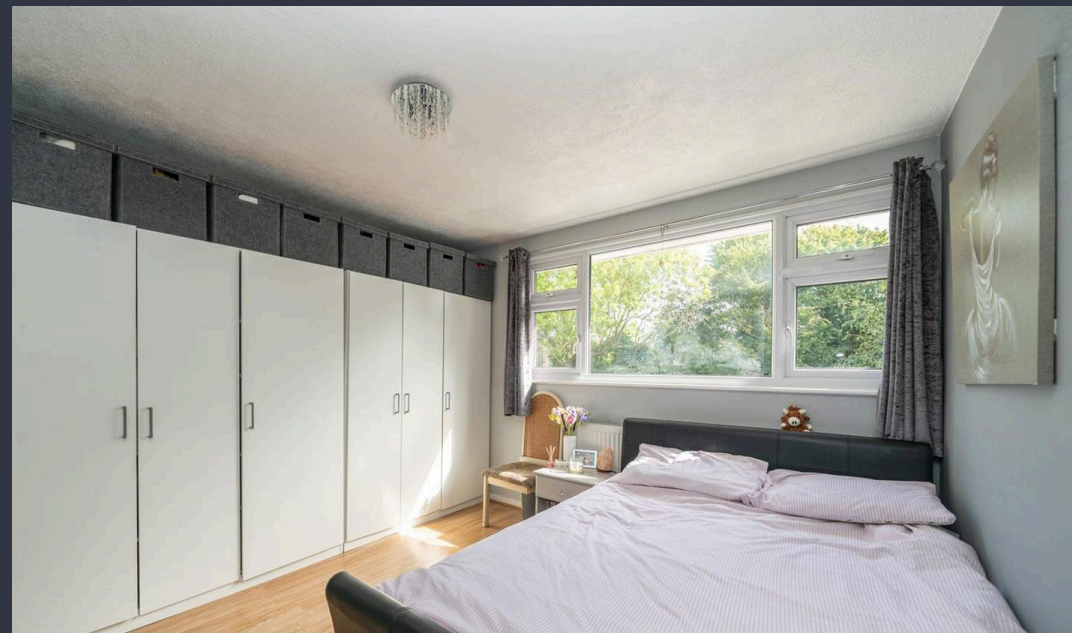


Total area: approx. 89.3 sq. metres (961.4 sq. feet)

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

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