



St. Agnells Lane  
Hemel Hempstead, HP2 6EG

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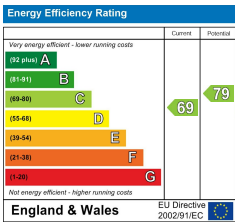
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## St. Agnells Lane, Hemel Hempstead

A large, furnished double on the ground floor of a friendly professional house share on St Agnells Lane, a short hop from Maylands Business Park — ideal if you work on the estate or need quick access to the A414/M1/M25 corridor. The room comes with a double bed and mattress, wardrobe, chest of drawers and a wall-mounted TV. You'll share well-kept facilities: a modern kitchen with gas hob, oven, microwave, washing machine and separate dryer, a dining/living area opening to a lawned rear garden, a first-floor bathroom with shower-over-bath, an additional shower room and a downstairs WC. Gas central heating and double glazing keep things cosy, and a cleaner attends the communal areas.

Grovehill's Henry Wells Square local centre is close by for daily essentials — Londis, pharmacy, bakery, barbers and takeaway options — while Jarman Park's Cineworld, gym and eateries are a few minutes' drive for weeknight plans. Bus services run along St Agnells Lane and nearby stops link to Hemel town centre and the station; from Hemel Hempstead railway station, London Euston is typically 27–34 minutes on London Northwestern/West Midlands Trains. Hemel Hempstead Hospital's Urgent Treatment Centre is also within easy reach.



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.

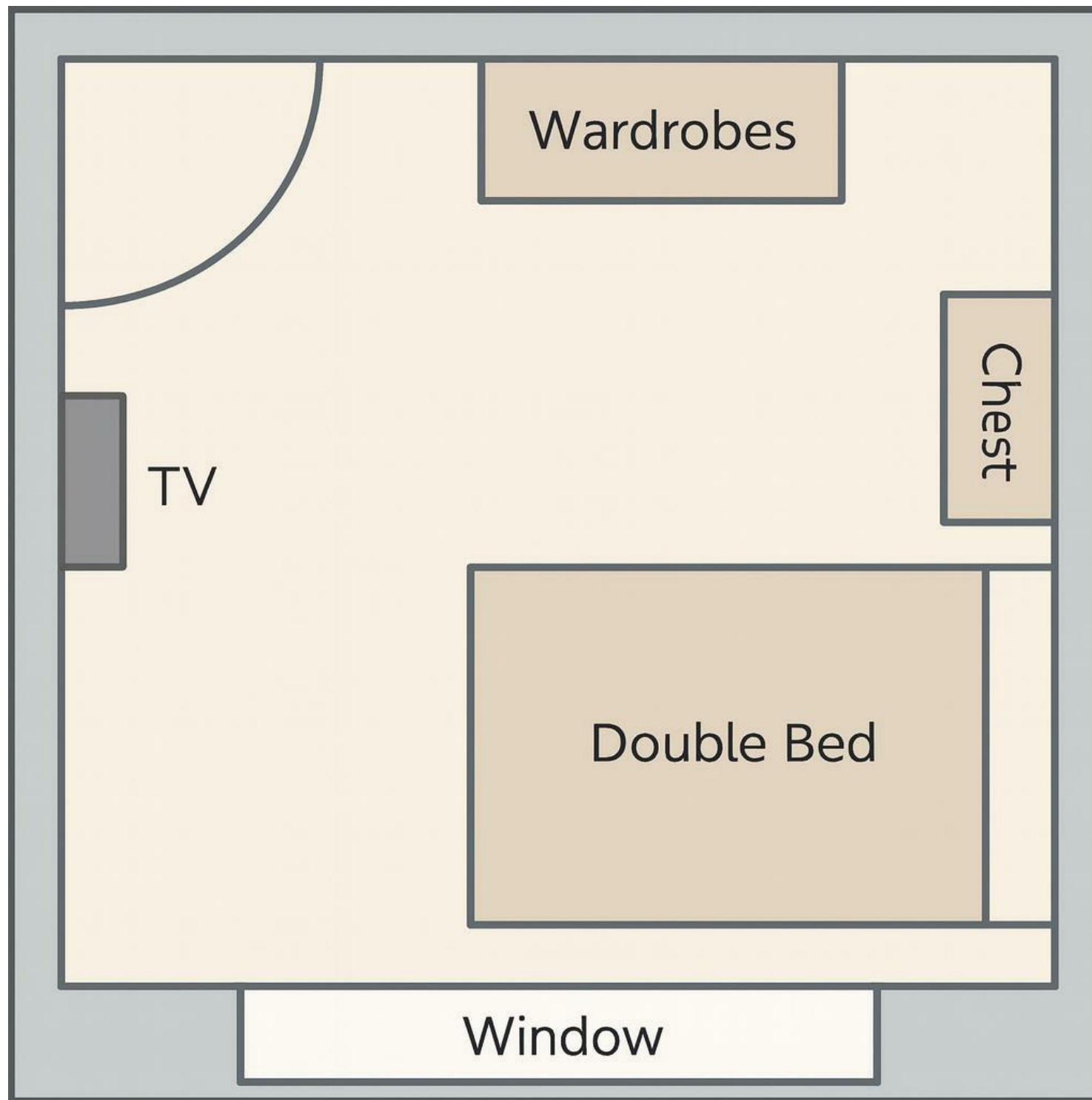


## Features

- Large ground-floor double room for single occupant only
- Furnished: double bed & mattress, wardrobe, chest of drawers, wall-mounted TV
- Bills included: gas, electric, water, council tax, broadband & TV licence; communal cleaner included (see tenancy for details)
- Shared facilities: kitchen, dining/living room, garden, bathroom + separate shower room + downstairs WC
- Shared kitchen, lounge & bathroom
- Heating & glazing: gas central heating; double glazing
- Parking: unrestricted on-street parking on St Agnells Lane
- Professionals-only household: four other tenants
- Great for Maylands Business Park & A414/M1/M25 access; buses on St Agnells Lane to town/station
- Nearby amenities: Henry Wells Square (Londis, pharmacy, bakery, takeaways) & Jarman Park (Cineworld, eateries); Euston in 27–34 mins from Hemel station

Scan the QR Code to submit an offer









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