

TO
LET



Room 2, 269 St. Agnells Lane, Hemel Hempstead

£625 pcm

Large ground-floor double room for single occupant only • Parking: unrestricted on-street parking on St Agnells Lane • Shared kitchen, lounge & bathroom • Furnished: double bed & mattress, wardrobe, chest of drawers, wall-mounted TV • Bills included: gas, electric, water, council tax, broadband & TV licence; • Heating & glazing: gas central heating; double glazing • Great for Maylands Business Park & A414/M1/M25 access; buses on St Agnells Lane to town/station

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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.

Council Tax band: C

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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