

**FOR  
SALE**



St. Agnells Lane, Hemel Hempstead

squire | estates

Situated in the ever-popular area of Grovehill, this substantial five-bedroom licensed HMO presents an excellent investment opportunity with a current rental income of £35,700 per annum.

Ideally positioned just a short distance from Maylands Avenue, the property benefits from convenient access to a wide range of local amenities, business parks, and excellent transport links, including easy connections to major motorway networks. This prime location continues to attract strong tenant demand, making it a highly desirable rental area.

The property is currently configured as a five-bedroom House in Multiple Occupation (HMO), offering well-proportioned accommodation throughout. There is a spacious communal kitchen, providing ample storage and workspace, a small living area, two bedrooms, a shower room and a separate WC on the ground floor with three further bedrooms and a shared bathroom on the first floor, enhancing convenience for multiple occupants.

Externally, the property offers a rear garden.

With a strong rental income this is a ready-made investment currently managed by Squire Estates, positioned in a consistently popular and well-connected location. An early viewing is highly recommended to appreciate the opportunity on offer.

- Five bedroom, two bathroom licensed HMO house
- Gross rental income of £35,700 per annum
- Walking distance to Maylands Avenue
- Walking distance to the shops
- Investment opportunity
- Rear garden



## Ground Floor

Approx. 50.6 sq. metres (544.4 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 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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