

**FOR
SALE**



12 Lindlings, Hemel Hempstead
Guide Price £540,000

squire | estates

Situated in a sought-after residential area of Hemel Hempstead, this well-presented three-bedroom semi-detached family home offers generous living accommodation, excellent outdoor space and ample off-road parking, making it an ideal property for growing families.

Upon entering the property, you are welcomed by an entrance hall which benefits from a convenient ground floor shower room. The spacious living room provides a comfortable setting for everyday family life and entertaining guests. To the rear, the well-appointed kitchen is fitted with a gas hob and extractor hood and offers designated space for both a dishwasher and washing machine. The kitchen also provides ample room for a large family dining table and chairs, creating the perfect hub of the home for family meals and social gatherings. A separate family room offers additional versatile living space, ideal as a playroom, snug, home office or second reception room.

The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from extensive built-in wardrobes, providing excellent storage. The second bedroom is a generous double room, while the third bedroom is a comfortable single room, ideally suited as a child's bedroom, nursery or home office. Completing the first-floor accommodation is a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for up to four vehicles and leads to a detached garage. To the rear of the garage is a useful storage shed/workshop area and an additional external WC fitted with a toilet and basin.

The rear garden has been thoughtfully arranged to create an attractive and functional outdoor living space. A brick-paved patio provides the ideal setting for summer barbecues and al fresco dining, while an elevated decking area offers a wonderful spot for outdoor furniture, perfect for relaxing and entertaining during the warmer

Close to local schools, amenities, parks and transport links, this property offers an excellent combination of space, practicality and a desirable Hemel Hempstead location.

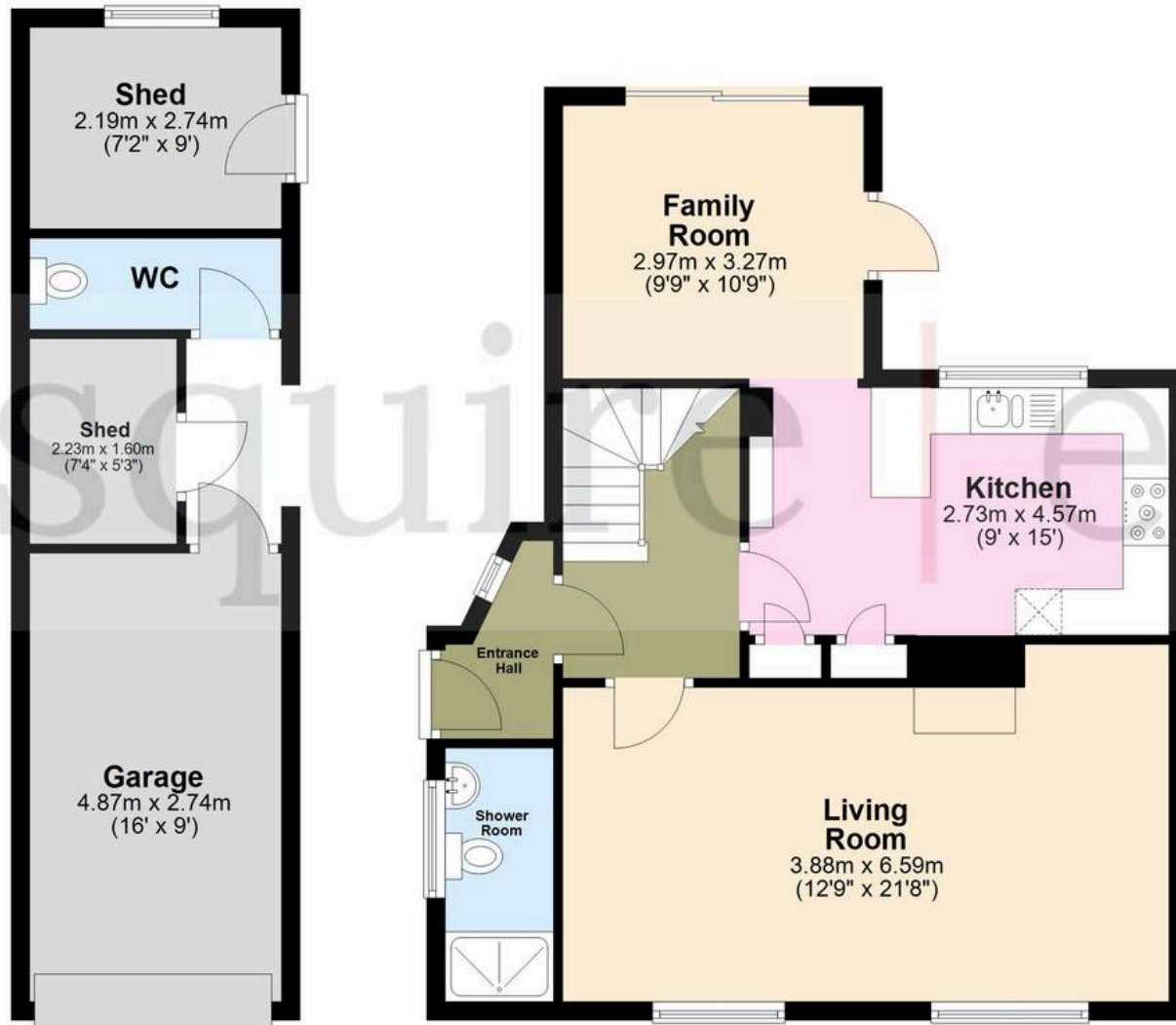


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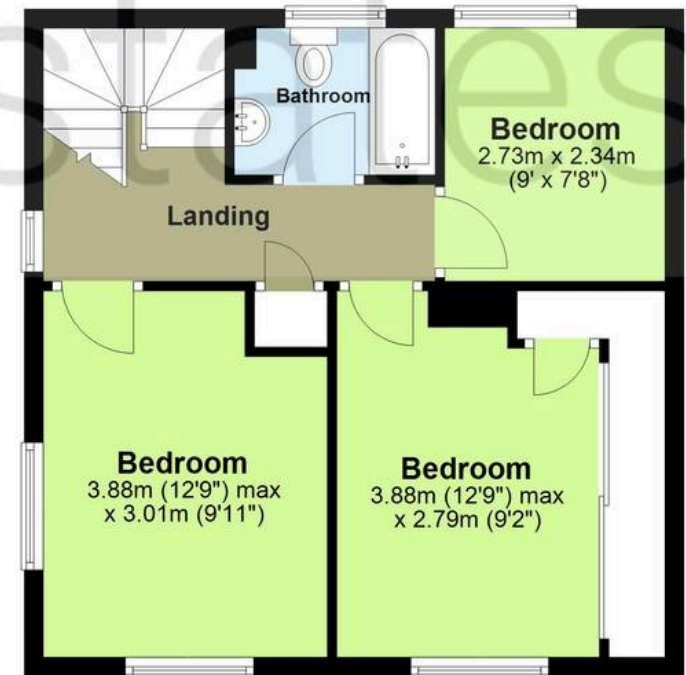
Ground Floor

Approx. 60.0 sq. metres (645.7 sq. feet)
(excluding Garage, Shed, unnamed room, WC, Shed)



First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 104.0 sq. metres (1119.4 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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t. 01442 233533 | e. homes@squirestates.co.uk