



## 5 bed detached bungalow to buy

Lawn Lane, Hemel Hempstead,  
Hertfordshire, HP3 9JF

**£470,000** Starting Bid

**H** x 5 **D** x 3 **B** x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Detached Bungalow
- ✓ Five Bedrooms
- ✓ Three Bathrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This spacious detached bungalow offers well proportioned and flexible accommodation, set on a generous plot in a popular residential location.

The property is arranged around a welcoming entrance hall which leads through to the main living accommodation. A bright and comfortable living room provides an excellent space for relaxing or entertaining, while the kitchen offers ample storage and worktop space for everyday living.

The bungalow benefits from well sized bedrooms together with a family bathroom, creating versatile accommodation that will appeal to a wide range of buyers including those looking for single level living, families or buyers seeking a property with further potential.

Externally the property enjoys private garden space providing a pleasant setting for outdoor seating, gardening or entertaining. To the front there is off road parking and access.

The property is conveniently positioned for local shops, schools and everyday amenities, while Hemel Hempstead town centre is within easy reach offering a wide range of shopping, leisure and transport facilities. Hemel Hempstead mainline station provides regular services into London Euston, making the area popular with commuters.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £470,000

Property Type: Detached Bungalow

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Underfloor Heating

Electric: National Grid

Water: Direct mains water

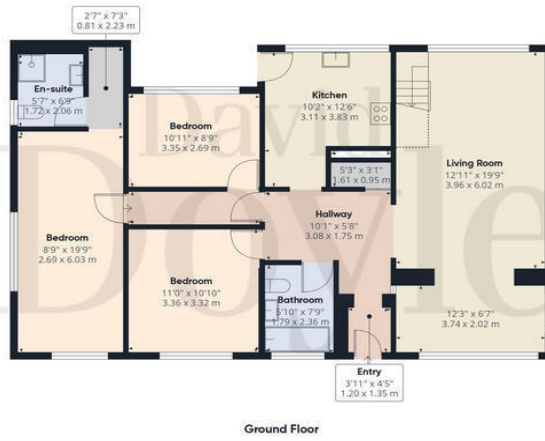
Water meter: Yes

Sewerage: Standard UK domestic

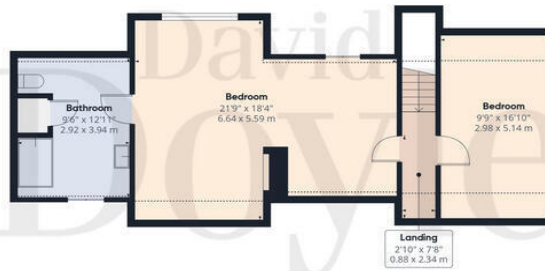
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**  
 1760 ft<sup>2</sup>  
 163.6 m<sup>2</sup>

**Reduced headroom**  
 97 ft<sup>2</sup>  
 9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9JF

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