

Offers In Excess of : **£499,950**

tel: **01442 214151**



High Ridge Road, Apsley, Hemel Hempstead HP3 0AG

SALE BY TENDER - Clements are delighted to offer this superb three bedroom DETACHED property situated on the ever popular Manor Estate close to excellent schools, amenities and transport links. The property benefits an excellent range of features including spacious room sizes with further potential to extend (STPP), good sized rear garden and own driveway to garage. Buyers fees apply. No Upper Chain. Viewing Essential!

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Well Kept Gardens
- Own Driveway



Property Description

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STORM PORCH

Front door leading to :

ENTRANCE HALLWAY

A good sized hallway with stairs leading to the first floor with under stairs cupboard, radiator, telephone point, wall mounted thermostat, doors leading to :

LOUNGE 13' 3" x 11' 2" (4.04m x 3.4m)

Double glazed bay window to front, wall mounted radiator, fitted carpet, feature fireplace with a stone surround and tiled mantle, picture rails.

DINING ROOM 12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed patio doors to rear over looking the garden, fitted carpet, wall mounted radiator, picture rails.

KITCHEN 8' 5" x 7' 11" (2.57m x 2.41m)

Comprising a range of wall and floor mounted units, roll top work surfaces with an inset sink with single drainer and mixer taps, built in breakfast bar, plumbing and space for a washing machine, space for a gas cooker, built in larder cupboard, fitted carpet, part tiled walls, double glazed door to side, double glazed window to

rear, wall mounted boiler, radiator.

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, built in airing cupboard, entrance to the loft, doors to the bedrooms and bathroom.

MASTER BEDROOM 11' 8" x 10' 6" (3.56m x 3.2m)

Double glazed window to front, wall mounted radiator, fitted carpet.

BEDROOM TWO 11' 8" x 10' 6" (3.56m x 3.2m)

A double glazed window to rear offering excellent views over the surrounding area, fitted carpet, wall mounted radiator.

BEDROOM THREE 7' 11" x 7' 8" (2.41m x 2.34m)

Double glazed window to front, wall mounted radiator, fitted carpet.

BATHROOM

A panel enclosed bath with a wall mounted shower over, pedestal wash hand basin, frosted double glazed window to rear, part tiled walls, heated towel rail, fitted carpet.

SEPARATE WC

Low level WC, frosted double glazed window to side, part tiled walls, fitted carpet, wall mounted radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn area with a pathway to front door and side access, driveway offering parking and access to the garage.

REAR GARDEN

A good sized mainly laid to lawn garden with various flower borders, bushes, trees and shrubs, hedge and fence enclosed with pedestrian door leading to the garage.

GARAGE

Single garage with up and over door to front.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

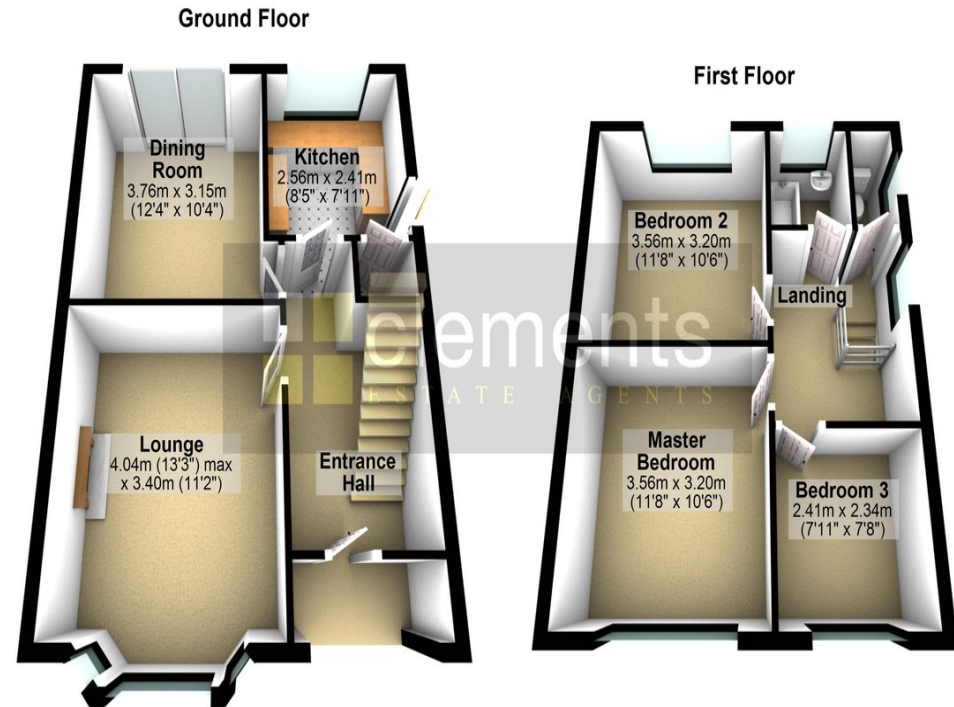
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.