



Ridge Lea, Off Green End Lane, HP1 2AY
Asking price £525,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A rarely available, three bedroom, semi detached property situated on Ridge Lea, HP1 offering tremendous potential to modernise and extend subject to the necessary permissions. The current accommodation comprises an entrance porch, hallway, SPACIOUS living/dining room, kitchen, three first floor bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY PARKING, a garage and a private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Tiled flooring. Glazed window. Door to the entrance hallway.

Entrance Hallway

Stairs rising to the first floor accommodation. Partial under stairs storage cupboard. Access to the kitchen & living area.

Living Area

Double glazed window. Radiator. Open to the dining area.

Dining Area

Double glazed sliding doors leading to the conservatory. Radiator. Fire place.

Conservatory

Double glazed door to the garden. Tiled flooring.

Kitchen

Double glazed window. Double glazed door to the side aspect. Under stairs storage cupboard. Fitted with some eye and base level units with a work surface over. Stainless steel sink and double drainer unit with tap. Vinyl flooring. Tiling to splash back areas. Free standing fridge/freezer.

Space for a washing machine and an oven. 'Worcester' combination boiler.

First Floor Landing

Double glazed window. Access to all rooms. Access to the loft via a ladder.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Fitted range of bedroom storage.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, a low level w/c and a wash hand basin. Radiator. Tiling to splash back areas. Vinyl flooring. Extractor fan.

To The Front

An area of frontage partly laid with tarmac providing parking and partly laid to lawn with a hedged border in places. Access to the garage, side access to the garden and access to the front door.

Garage

Accessed via a garage door to the front and a courtesy door from the covered side access area. Power & lighting.

To The Rear

A private garden laid with areas of patio and lawn with some mature planting enclosed primarily by timber panel fencing and hedging. Covered side passageway leading to the front of the property.

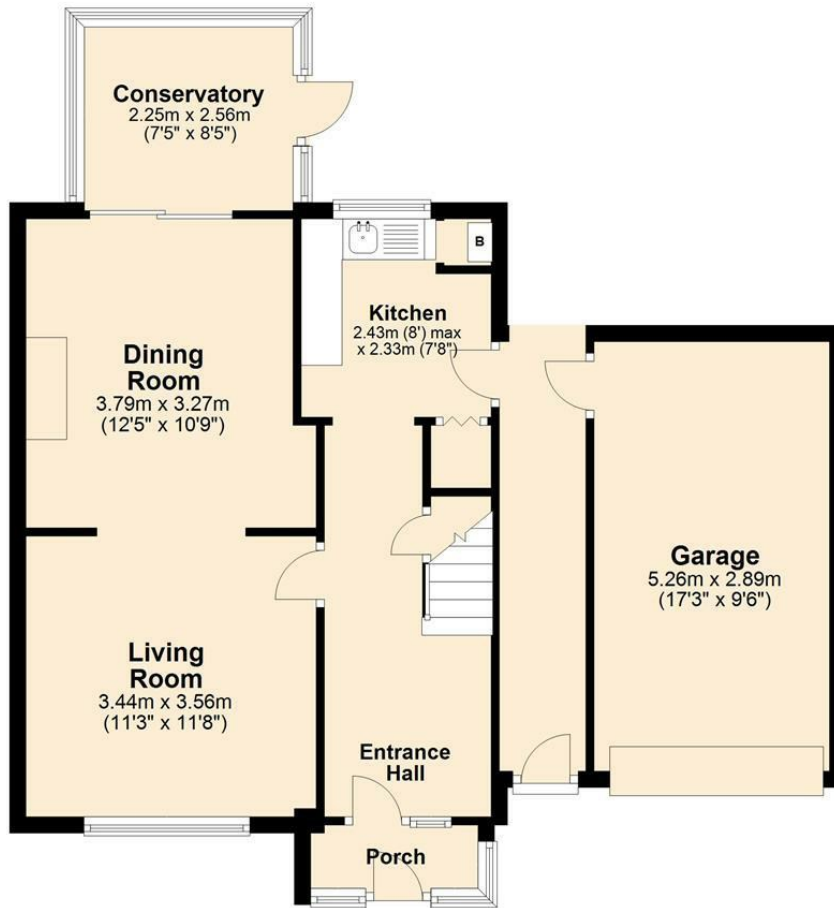


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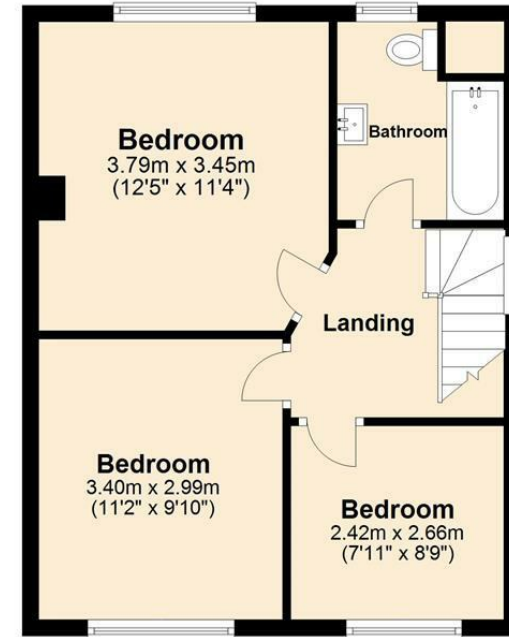
Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 106.3 sq. metres (1144.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

