





**Offers in Excess of
£575,000**

Situated on a highly sought-after private road with no-through access, this rarely available 3 bedroom detached bungalow is set in an elevated position on a generous private plot. Within short walking distance of the highly acclaimed Two Waters Primary School, the spacious accommodation, gardens front and rear, garage and off-road parking make this an ideal family home. The house currently benefits from flexible accommodation, with a large entrance hall, separate lounge, kitchen and dining room with an open fireplace driveway and off-road parking to the front of the house and side garage. In keeping with many of the adjacent properties, should more space be required the property offers straightforward potential to convert the loft (STPP) which runs the length of the house or by extending into the generous plot. The Manor Estate is a highly desired development close to both countryside and Apsley village which has its own station with main line access to London, Euston in under 30 minutes. Hemel Hempstead main line station is located 3 miles from the property as is close access to the A41 and M25 motorway. Apsley village boasts convenient local shops as well as retail superstores and amenities

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Access to loft void, radiator, door to airing cupboard, doors to:

CLOAKROOM

Obscure double glazed window to side aspect and obscure double glazed porthole window to front aspect, low level w.c.

BATHROOM

Obscure double glazed window to side aspect, comprising a panelled bath, wall mounted wash hand basin, complementary tiling, radiator.

BEDROOM ONE

Double glazed window to front aspect. Radiator

BEDROOM THREE

Double glazed window to side aspect. Radiator

KITCHEN

Double glazed window and door to side aspect, a range of storage cupboards at base and eye level, rolled edge work surface areas over, one and a half bowl and drainer with mixer tap over, splash back tiling, spaces for a fridge freezer and washing machine, mid height oven, hob with extractor hood over, wall mounted boiler, radiator.

DINING ROOM

Two double glazed windows to side aspect, feature fireplace with open fire, coving to ceiling, radiator, opening to lounge.

LOUNGE

Double glazed window and door to rear aspect, coving to ceiling, two radiators, door to bedroom three.

BEDROOM TWO

Double glazed dual aspect windows to rear and side aspects. Radiator

OUTSIDE

GARAGE & PARKING

Driveway parking leading to single garage with up and over door, courtesy door to rear garden.

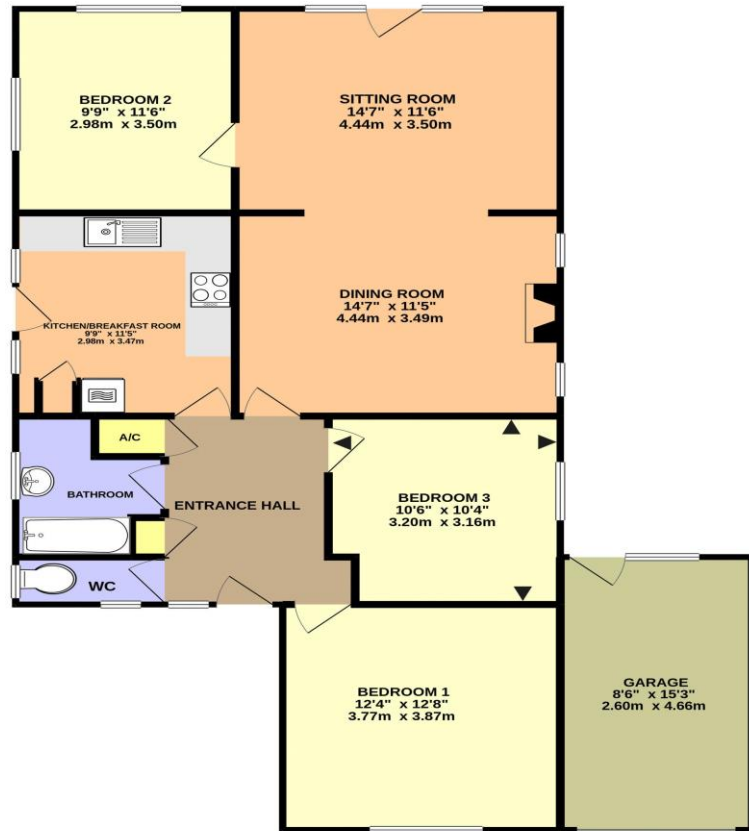
FRONT GARDEN

Mainly laid to lawn with mature shrub borders, pathway leading to front door.

REAR GARDEN

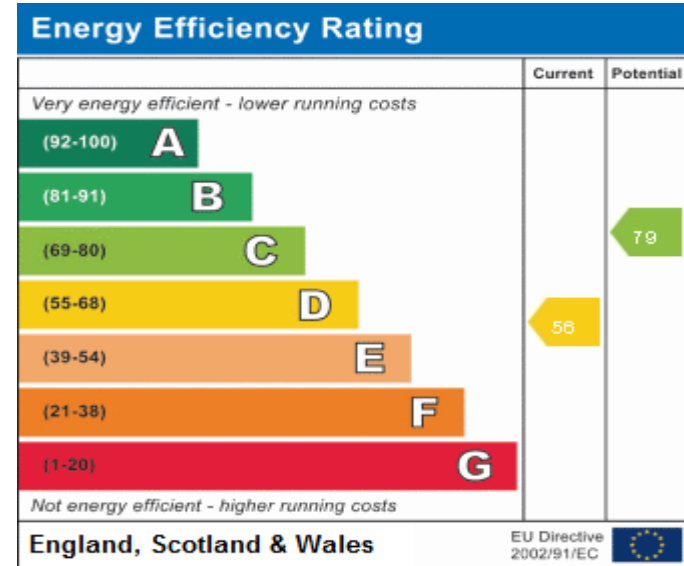
Enclosed by timber fence panelling, mainly laid to lawn, mature shrubs and tree borders, gated side access, courtesy door to garage.

GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



HIGH RIDGE ROAD, HEMEL HEMPSTEAD HP3 0AU (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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