

**High Ridge Road, Hemel Hempstead HP3 0AU** 



## welcome to

## **High Ridge Road, Hemel Hempstead**

Presenting a transformed masterpiece on High Ridge Road, once a 1950s bungalow, now a stunning executive family home. Boasting 6 spacious bedrooms and 4 bathrooms. Entertain in style with a dedicated cinema room, stay fit in the private gym, and enhance productivity in the office space. A Must View.



















**Lower Ground Floor** 

Total floor area 360.9 m<sup>2</sup> (3,885 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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#### Snug

11' 6" x 11' 4" ( 3.51m x 3.45m )

#### Study

12' 1" x 11' 7" To Max ( 3.68m x 3.53m To Max )

#### **Bedroom Four**

11' 9" x 9' 9" ( 3.58m x 2.97m )

#### Kitchen

32' 7" To Max x 23' 5" To Max ( 9.93m To Max x 7.14m To Max )

#### **Utility Room**

11' 9" x 6' 4" ( 3.58m x 1.93m )

#### **Shower Room**

#### **Lower Ground Floor**

#### Gym Area

17' 6" x 11' 1" ( 5.33m x 3.38m )

#### **Shower Room**

### Lounge / Diner / Kitchenette

22' 3" x 20' 7" ( 6.78m x 6.27m )

#### First Floor Landing

#### **Bedroom One**

22' To Max x 14' 2" To Max ( 6.71m To Max x 4.32m To Max )

#### Juliet Balcony

#### Walk In Wardrobe

23' 6" x 10' 8" To Max ( 7.16m x 3.25m To Max )

#### **Juliet Balcony**

#### **En-Suite**

#### **Bedroom Two**

18' 1" x 9' 2" To Max ( 5.51m x 2.79m To Max )

#### **Bedroom Three**

14' 8" x 11' 2" To Max ( 4.47m x 3.40m To Max )

#### Bathroom

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## **High Ridge Road, Hemel Hempstead**

- Under Floor Heating Through Ground Floor and Basement
- Mechanical Ventilation On Lower Ground Floor For Higher Air Quality
- Solid Stone Countertops In The Kitchen, Utility Room, Ground Floor Shower Room, Master En-Suite & Family Bathroom
- Built In Appliances, Boiling Hot Tap, Two Slide & Hide Neff Ovens, Neff Mcrowave, Neff Coffee Machine, Column Fridge & Column Freezer, & Induction Hob & Extractor, Water Softener.

Tenure: Freehold EPC Rating: B

offers in excess of

# £1,100,000









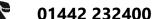
Please note the marker reflects the postcode not the actual property

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Property Ref: HHD109959 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





HemelHempstead@brownandmerry.co.uk

57 Marlowes, HEMEL HEMPSTEAD, Hertfordshire, HP1 1LE

brownandmerry.co.uk

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