



**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**



**Ground Floor**



**First 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**

welcome to

## 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 Microwave, Neff Coffee Machine, Column Fridge & Column Freezer, & Induction Hob & Extractor, Water Softener.

Tenure: Freehold EPC Rating: B

offers in excess of

**£1,100,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HHD109959 - 0002

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