



**Northridge Way, Hemel Hempstead HP1 2AB**



**welcome to**

**Northridge Way, Hemel Hempstead**

What a SIZE!! What a location!! Set in a quiet cul de sac, close to Northridge park, lovely views from all rooms and walking distance to the shops, this superb family home could be yours!! Call us today to avoid disappointment.







**Ground Floor**



**First Floor**

Total floor area 155.9 m<sup>2</sup> (1,678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

**Cloakroom**

**Lounge**

16' 6" x 12' 8" ( 5.03m x 3.86m )

**Second Reception Room**

20' 6" x 10' 8" To Max ( 6.25m x 3.25m To Max )

**Kitchen**

11' 1" x 10' ( 3.38m x 3.05m )

**Landing**

**Bedroom One**

12' 1" x 11' 2" ( 3.68m x 3.40m )

**En-Suite**

**Bedroom Two**

12' 3" x 10' 7" Plus Recess ( 3.73m x 3.23m Plus Recess )

**Bedroom Three**

13' 3" x 9' 3" ( 4.04m x 2.82m )

**Bedroom Four**

11' 2" To Max x 8' 4" To Max ( 3.40m To Max x 2.54m To Max )

**Bedroom Five**

9' 7" x 8' 9" ( 2.92m x 2.67m )

**Bathroom**

**Outside**

**Rear Garden**

**Garage**

16' 9" x 11' 2" ( 5.11m x 3.40m )

**Parking**

welcome to

## Northridge Way, Hemel Hempstead

- Sought After Residential Area
- Corner Plot Location With Potential To Extend
- Extended Five Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD109347](https://www.brownandmerry.co.uk/Property/HHD109347)



Property Ref:  
HHD109347 - 0004

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