



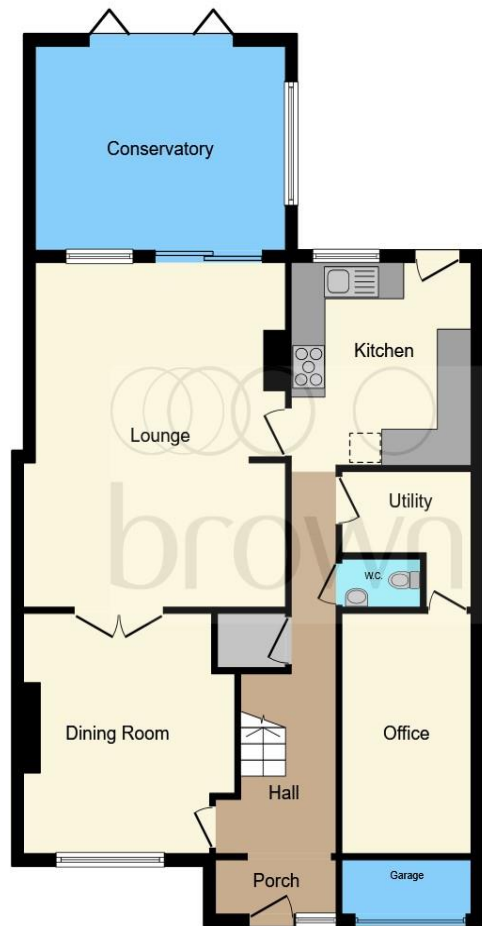
**Ranelagh Road, Hemel Hempstead HP2 4RU**

**welcome to**

**Ranelagh Road, Hemel Hempstead**

Beautifully refurbished 4-bed semi-detached home in a quiet cul-de-sac approximately 1727 sq ft in size !. Boasts 2 receptions, conservatory, modern kitchen, 2 en-suites, study, mature garden, & parking. Close to schools & amenities - Call us now to avoid disappointment





**Ground Floor**



**First Floor**

Total floor area 160.4 m<sup>2</sup> (1,727 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

## Study

11' 5" To Max x 6' 10" ( 3.48m To Max x 2.08m )

## Lounge

18' 7" x 14' 6" Plus Recess ( 5.66m x 4.42m Plus Recess )

## Dining Room

13' 2" To Max x 12' 2" To Max ( 4.01m To Max x 3.71m To Max )

## Kitchen

10' 9" To Max x 10' 6" To Max ( 3.28m To Max x 3.20m To Max )

## Utility Area

7' 3" To Max x 4' 5" To Max ( 2.21m To Max x 1.35m To Max )

## Conservatory

12' 11" To Max x 9' 9" To Max ( 3.94m To Max x 2.97m To Max )

## Landing

## Bedroom One

10' 9" x 9' 8" To Wardrobe Plus Recess ( 3.28m x 2.95m To Wardrobe Plus Recess )

## En-Suite

## Bedroom Two

10' 6" To Max x 10' 5" To Max ( 3.20m To Max x 3.17m To Max )

## En-Suite

welcome to

## Ranelagh Road, Hemel Hempstead

- Quiet Cul-De-Sac Location
- Popular Residential Area
- Four Bedroom Semi Detached Family Home
- Refurbished Throughout
- Two Reception Rooms Plus Study & Conservatory

Tenure: Freehold EPC Rating: D

offers over

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110761](https://www.brownandmerry.co.uk/Property/HHD110761)



Property Ref:  
HHD110761 - 0006

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