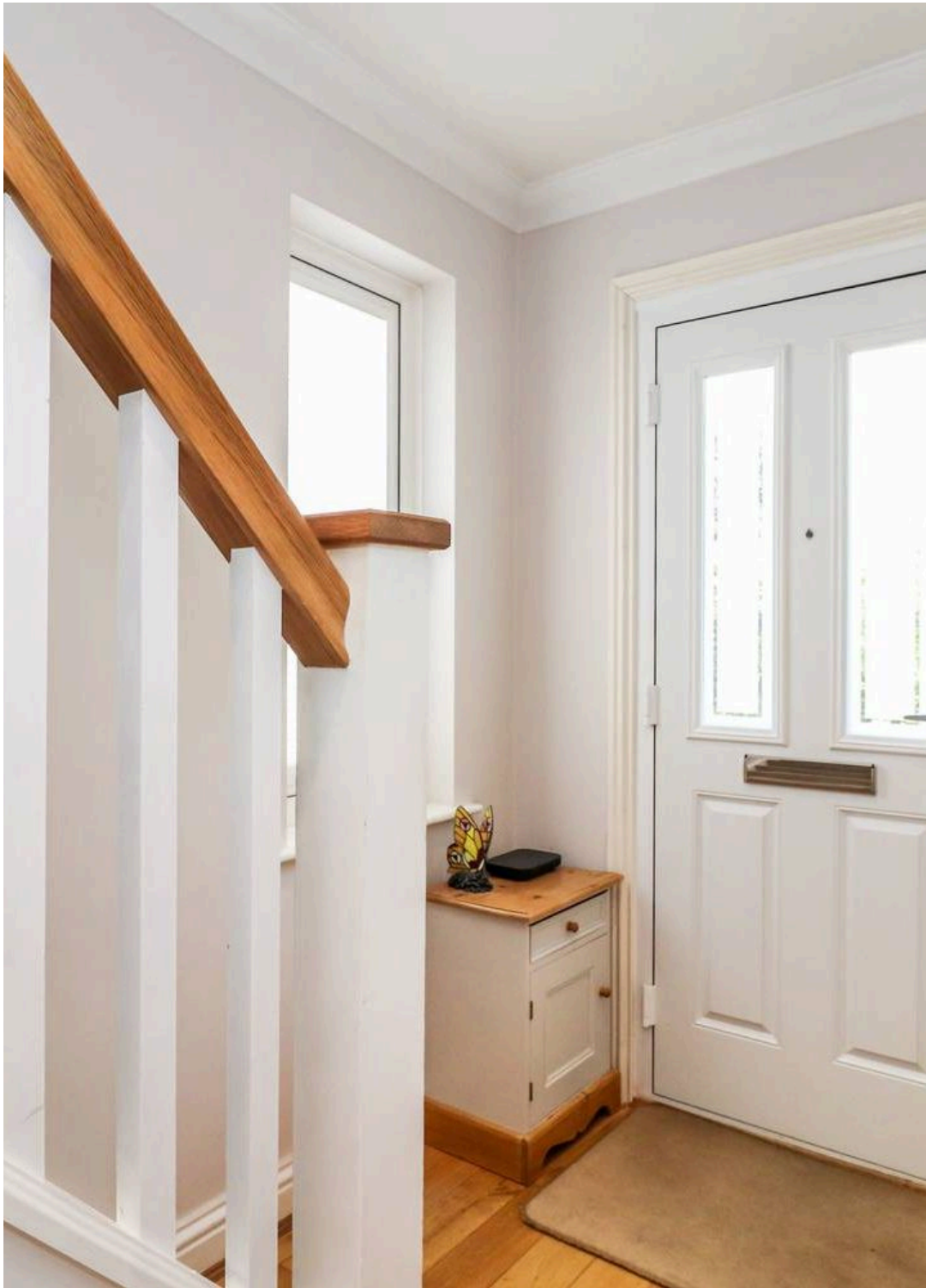




Ridgeway Close, Hemel Hempstead
£575,000

proffitt
& holt





Ridgeway Close

Hemel Hempstead

This traditional 1930's semi-detached home sits well positioned within walking distance of both Kings Langley High Street and Apsley Train Station. Well presented throughout, it offers a wealth of accommodation arranged over 3 floors, as well as benefitting from energy efficient features such as a Heat Recovery System.

The ground floor accommodation is very family friendly – the formal sitting room is separated from the kitchen-diner via double glass panelled doors, which gives the flexibility for an open flow between the rooms, or close spaces off if more separation is preferred. The kitchen itself is fitted in a high quality traditional shaker design with quartz worktops and plenty of cupboard space, whilst the entrance hall boasts a very large storage cupboard.

Stairs rise to the first floor, which houses 2 large double bedrooms, a single bedroom – currently used as an office – and a family bathroom. Stairs rise again to the master bedroom, which offers ample wardrobe space and an en-suite shower room, as well as pleasant views right the way across to the Shendish Manor golf course.

Externally, the South-West facing rear garden has been cleverly landscaped and offers different levels, each with it's own purpose. A spacious patio area flows directly out from the house, whilst at the rear is a manicured lawn and brick built outbuilding which could be used for any number of purposes, including a gym/office. Side access leads to the front of the house where there is off street parking for 2 vehicles and an EV charging point.





Ridgeway Close

Hemel Hempstead

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Heat Recovery System
- Master Bedroom With En-Suite
- Walking Distance To Kings Langley High Street And Apsley Train Station
- Driveway For 2 Cars Plus EV Charging point
- Family Friendly Open-Plan Layout
- Landscaped South-West Facing Garden With Outbuilding





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

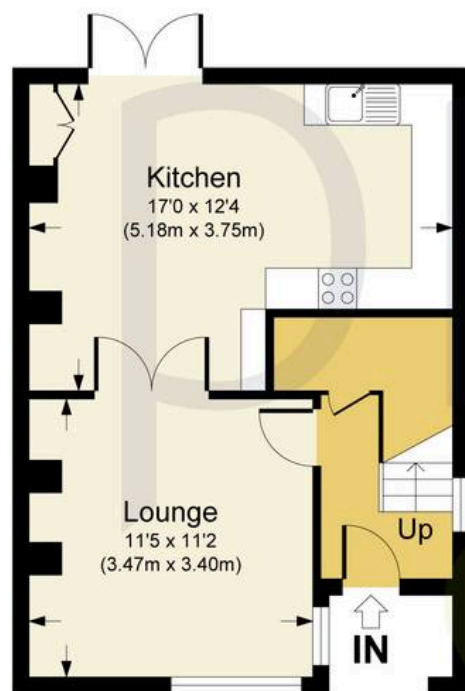
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

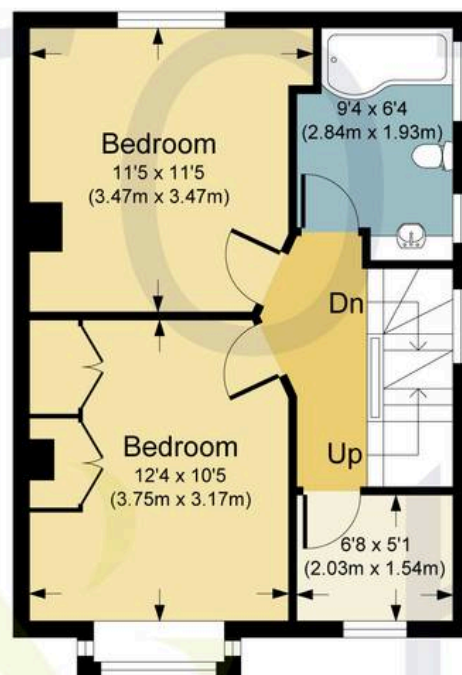
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



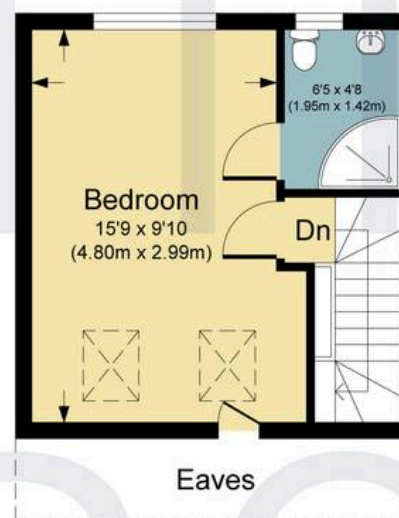




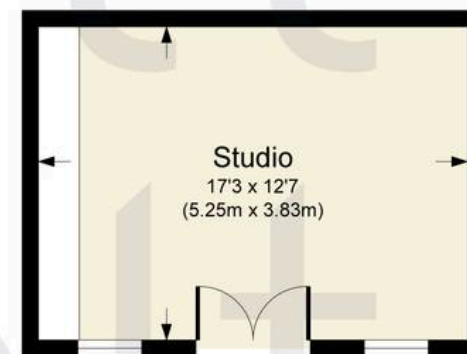
Ground Floor



First Floor



Second Floor



Outbuilding

RIDGEWAY CLOSE, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1244.41 SQ FT / 115.61 SQ M. INC. OUTBUILDING

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