



High Ridge Close, Manor Estate, Apsley, HP3 0TS

Asking Price £525,000

Nestled in the sought-after Manor Estate, this modern detached home on High Ridge Close in Apsley, presents an excellent opportunity for those seeking a comfortable and stylish living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find excellent decorative order throughout the home. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere.

The location is particularly advantageous, as it is conveniently situated close to local schools, Shendish golf course and Apsley train station with direct links to London Euston, ensuring easy access to essential amenities and transport links. Do not miss the chance to make this charming property your new home.

Entrance Hall



Front door, double storage cupboard with plumbing for washing machine, understairs cupboard, under floor heating and LVT Herringbone flooring.

Lounge 13'3 x 13'2 (4.04m x 4.01m)

Double glazed window, under floor heating, TV point and fitted ceiling speakers.

Kitchen/Diner 21'6 x 10'10 (6.55m x 3.30m)



Modern bespoke fitted kitchen comprising wall and base units with brushed gold fittings and Quartz work surfaces to compliment, two bowl butler sink, two double glazed windows, five ring electric hob with cooker hood over, electric oven, integrated fridge freezer, integrated dishwasher, wine cooler, LVT Herringbone flooring and Bi Fold doors to garden.

Downstairs Cloakroom



Double glazed window, low level wc, wash hand basin and under floor heating.

Landing

Loft access to boarded loft providing additional storage and double glazed window.

Bedroom One 18'3 x 11'6 (5.56m x 3.51m)



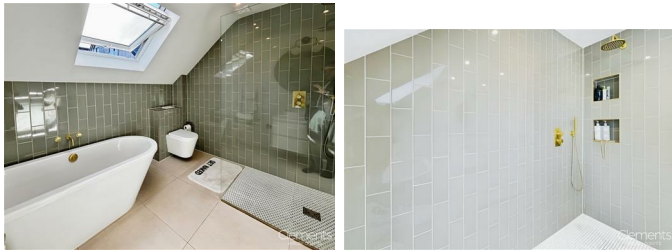
Two double glazed windows and two radiators.

Bedroom Two 12'3 x 11'8 (3.73m x 3.56m)



Two double glazed windows, fitted wardrobes and radiator.

Bathroom



Double glazed window, free standing bath, shower cubicle with rainfall shower head and shower attachment, low level wc with hidden cistern, wash hand basin with vanity unit, heated towel rail, part tiled walls and tiled flooring.

Front Garden

Paved for off road parking for two cars with path to front door and shrub borders.

Rear Garden

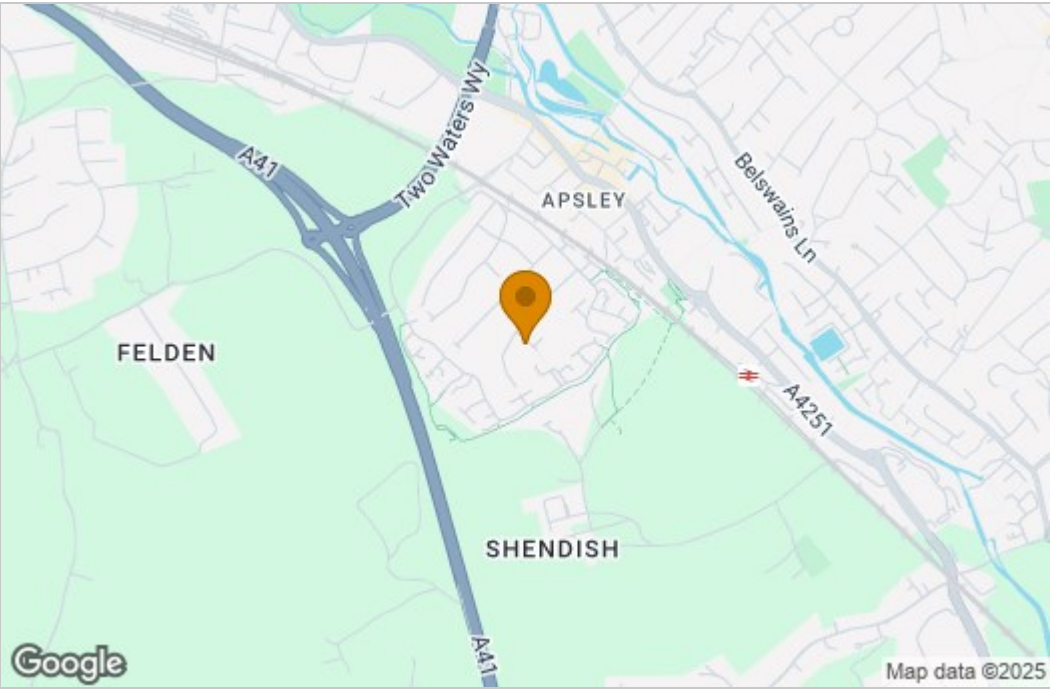


Generous outdoor spaces with access around both sides of the property, laid to lawn with patio area

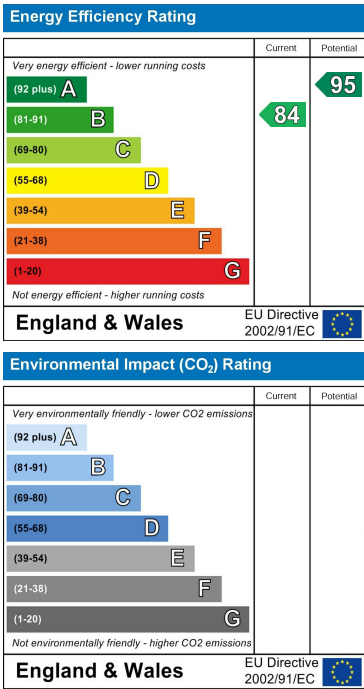
Floor Plan



Area Map



Energy Efficiency Graph



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