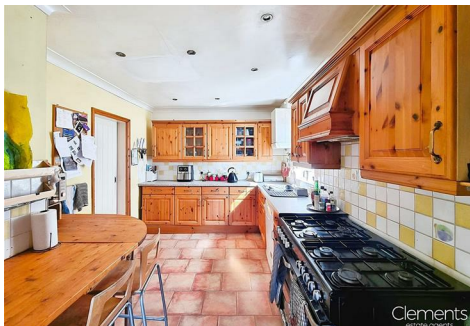




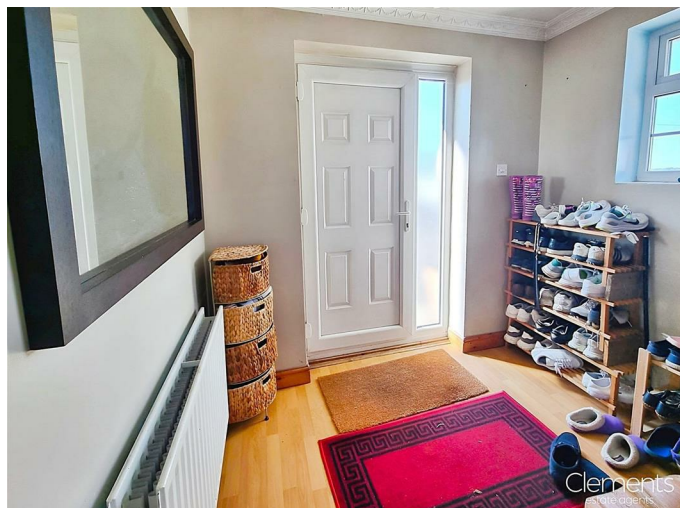
High Ridge Road, Hemel Hempstead, HP3 0AU

Offers In Excess Of £525,000

Located in the sought after Manor Estate is this spacious detached family home. Boasting three bedroom, ensuite to bedroom one, loft room, three reception rooms, conservatory, fitted kitchen, utility room, gas central heating, double glazing, off road parking and double garage. Within easy reach of Hemel Hempstead town centre, both Hemel Hempstead and Apsley Train Stations and the M1, M25 and A41 road links. Planning permission granted:

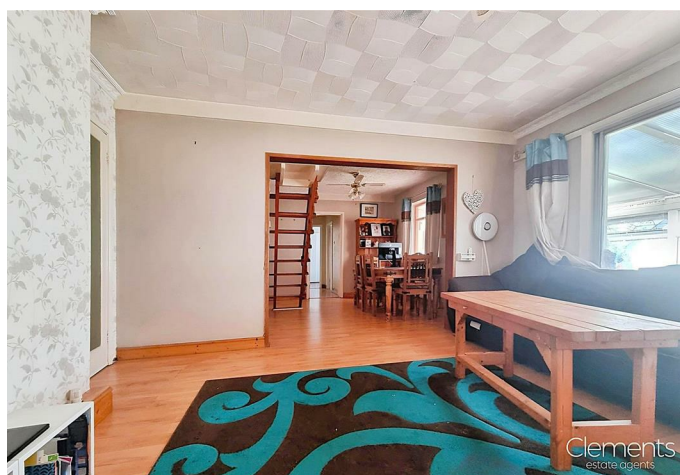
<https://planning.dacorum.gov.uk/publicaccess/applicationDetails.do?keyVal=SSRJHXFOGOV00&activeTab=summary>

Entrance Hallway



Front door, laminate flooring, double glazed window, coving and two radiators.

Living Room 13'3 x 12'11 (4.04m x 3.94m)



Double glazed doors to conservatory, double glazed window, coving, TV point and multi purpose heater.

Dining Room 11'2 x 10'0 (3.40m x 3.05m)



Double glazed window, radiator and stairs to loft room.

Family Room 11'2 x 8'11 (3.40m x 2.72m)



Laminate flooring and radiator.

Kitchen 14'9 x 9'4 (4.50m x 2.84m)



Fitted kitchen comprising of wall and base

units with work surfaces to compliment, stainless steel sink with drainer and mixer tap, tiled splashbacks, gas cooker point, cooker hood, double glazed window, plumbing for dishwasher. coving, central heating boiler and tiled flooring.

Utility Room 7'11 x 6'2 (2.41m x 1.88m)

Door to side, wall units with work surfaces, stainless steel sink with drainer, radiator, double glazed window and plumbing for washing machine.

Conservatory 23'3 x 7'9 (7.09m x 2.36m)



Double glazed windows, tiled floor and double glazed door to garden.

Inner Hall

Bedroom One

Bedroom One 12'0 x 9'10 (3.66m x 3.00m)



Double glazed window, coving, built in wardrobe and radiator.

En Suite

Shower cubicle, wash hand basin with vanity unit, low level wc and heated towel rail.

Bedroom Two 11 x 8'9 (3.35m x 2.67m)



Double glazed window, built in wardrobe, coving and radiator.

Bedroom Three 8'8 x 6'10 (2.64m x 2.08m)



Double glazed window, coving and radiator.

Bathroom



Skylight window, panelled bath with shower over, wash hand basin with vanity unit, low level wc and tiled walls.

Loft Room 12'1 x 9'4 (3.68m x 2.84m)



Stairs from dining room. Two velux windows, radiator, door to low level wc and wash hand basin and eaves storage.

Front Garden

Paved for off road parking

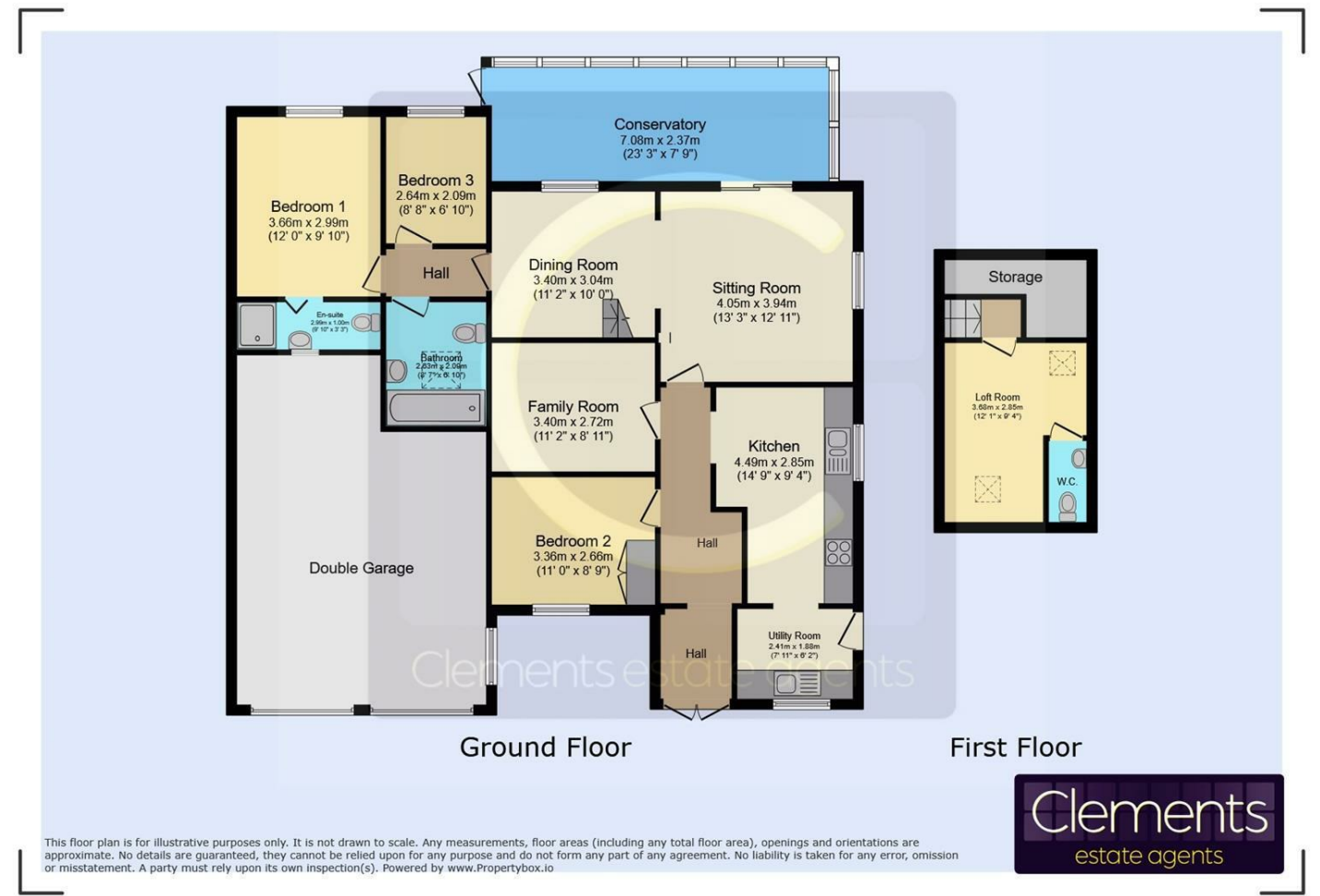
Rear Garden



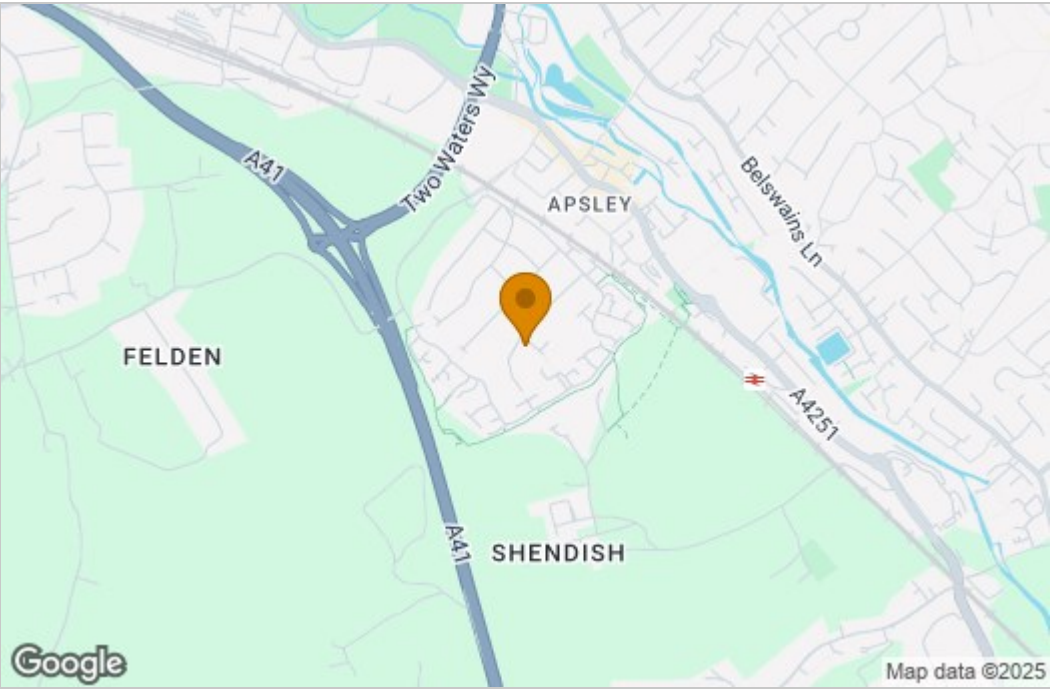
Laid to lawn with flower and shrub borders.

Double Garage

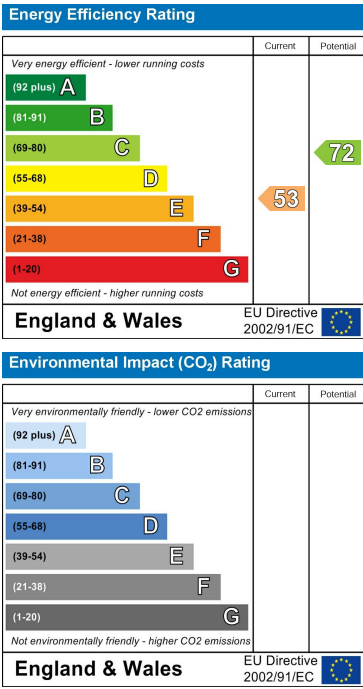
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.