

47 Ridge Lea, Hemel  
Hempstead, Hertfordshire,  
HP1 2AZ

David  
**Doyle**  
Sales and Lettings

Price £575,000 Freehold



Located in this highly sought after road is this extended 3 bedroom semi detached family home with a pleasantly private rear garden, driveway and garage. Being conveniently located for local shops and amenities viewing is highly recommended.

The ground floor is arranged with a dual aspect lounge dining room, a family room that offers access to the rear garden via a set of double glazed patio doors, a fitted kitchen, downstairs cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching shaker style wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and a matching breakfast bar area.

The first floor features 3 good sized bedrooms and a family bathroom. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over, a pedestal wash hand basin, low level WC and colour coordinated tiled walls.

The rear garden is an outstanding feature of this property, being pleasantly private and landscaped with patio seating areas, an area laid to lawn and variegated herbaceous borders.

To the front of the property is a garden that is mainly laid to lawn and a tumble brick block driveway that offers excellent off road parking facilities and access to the garage that benefits from power, lighting, plumbing for an automatic washing machine and a personal door to the house.

Viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village' this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Located in this sought after road is this extended 3 bedroom semi detached family home

Dual aspect lounge dining room

Family room

Fitted kitchen

Downstairs cloak room

First floor family bathroom

Pleasantly private rear garden

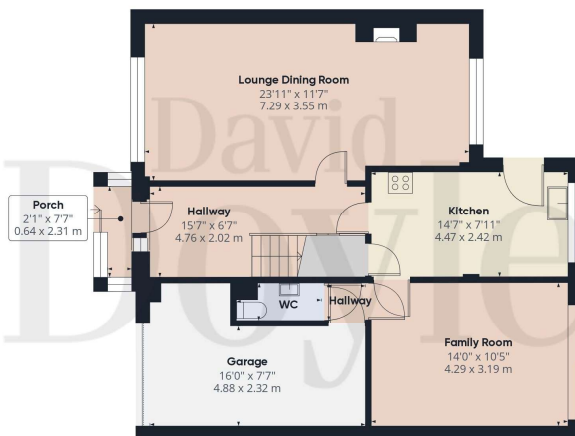
Driveway

Garage

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



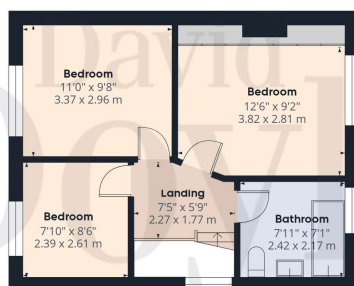
### Ground Floor

113.87 m<sup>2</sup>

(1) Excluding balconies and terraces

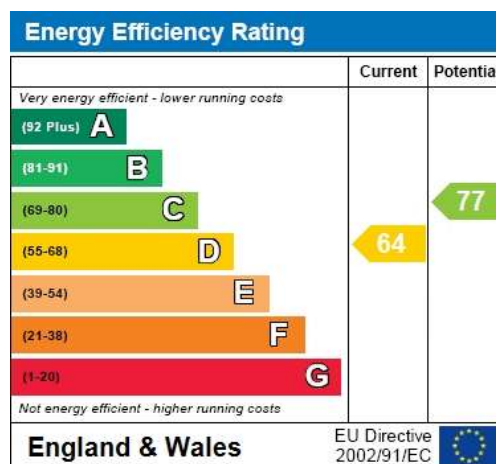
Calculations are based on RICS IPMS 3C standard.

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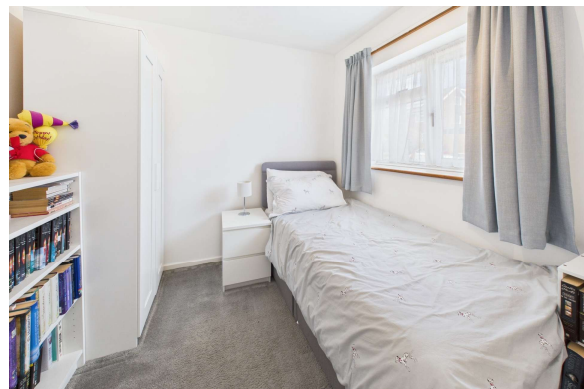
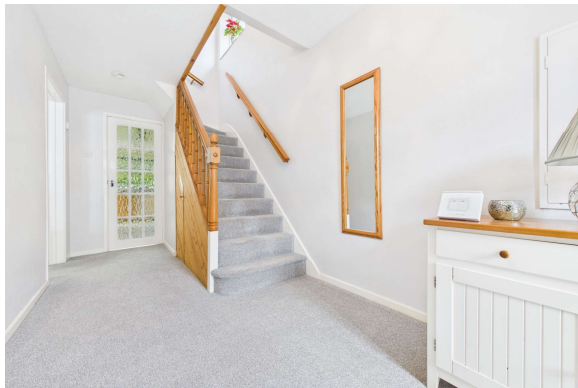


### Floor 1

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 47 Ridge Lea, Hemel Hempstead, Hertfordshire, HP1 2AZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1958

Council Tax Band E

This year council tax charge £2775

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Unknown

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway  
Garage

Please state any costs per annum for parking None

Are you aware of any asbestos containing material in the property? Yes

If yes please state

Artex ceiling all ceilings including the garage and 2 cupboards.

Are smoke alarms installed at the property?

Yes

Is the property an apartment?

No

Is the property in a conservation area?

No

Is the property listed?

No

Are there any restrictive covenants?

Yes

If yes please state what restrictions are in place.

There are some covenants. Please check the deeds for details.

Are there any rights of way or easements?

No

Is your property is a flood risk area?

No

Has your property or nearby land  
flooded in the last 5 years?

No

Are you aware of any planning permissions or applications in the immediate area?

No

Does your property have any accessibility features installed?

No

Has your property been subject to any structural movement?

No

Is your property in the vicinity of any current or historic mining?

No

David Doyle Estate Agents (DD), for themselves and for the benefit of all persons who are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) DD do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liabilities.