





**Offers in Excess of
£415,000**

Set in a desirable area close to the town centre and within walking distance to Apsley train station, this wonderful three bedroom semi detached family home briefly comprises lounge, dining room and kitchen to the ground floor. With two bedrooms and a modern shower room to the first floor and a further bedroom to the second floor with dual aspect Velux windows offering stunning views across the town. Additionally the property also benefits from driveway parking and a good sized rear garden which houses a garage, accessible from the access road to the

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, radiator, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator, open fire, understairs storage cupboard.

DINING ROOM

Double glazed window to side aspect. Radiator, opening to kitchen.

KITCHEN

Double glazed window to rear aspect, frosted double glazed door to side aspect. Range of wall mounted and floor standing units with roll edge work surface over, one and a half bowl single drainer sink unit, space for cooker, fridge/freezer and washing machine, storage cupboard, wall mounted gas combination boiler.

FIRST FLOOR LANDING

Double glazed window to side aspect, doors to bedrooms and bathroom, stairs to second floor.

BEDROOM ONE

Double glazed window to front aspect. Range of built in wardrobes, radiator, exposed wooden flooring.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Walk in shower, wall mounted wash hand basin, low level w.c., towel rail, built in cupboard, part tiled walls.

SECOND FLOOR LANDING

Double glazed window to side aspect, doors to storage cupboard and bedroom three.

BEDROOM THREE

Double glazed velux windows to front and rear aspects. Radiator, eaves storage.

OUTSIDE

GARAGE

Large garage with up and over door.

FRONT GARDEN

Block paved driveway providing off road parking for two cars.

REAR GARDEN

Mainly laid to lawn with patio area, gate to front, path to rear leading to rear gate, outside tap and light.

COUNCIL TAX BAND: D

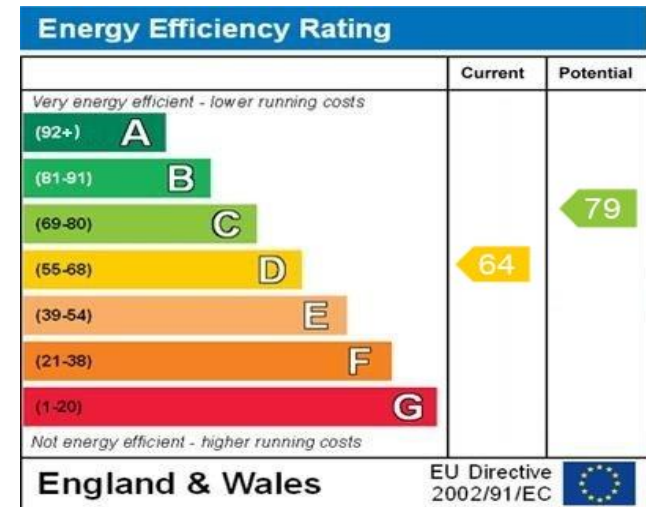
EPC RATING: D



RISEDALE ROAD, HEMEL HEMPSTEAD HP3 9NN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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