



Clements estate agents



## Manscroft Road, Hemel Hempstead, HP1 3HX Offers In Excess Of £700,000

Nestled on the charming Manscroft Road in Gadebridge, this extended four-bedroom semi-detached house offers a perfect blend of modern living and spacious comfort. With four well-proportioned reception rooms, including a welcoming living room, study and a delightful playroom, this home is ideal for families seeking both relaxation and entertainment spaces with underfloor heating to the ground floor. The property also benefits from a garage and off-road parking, ensuring convenience for residents and visitors alike. This semi-detached house is not just a home; it is a lifestyle choice, offering ample space and modern amenities in a desirable location. Gadebridge.

## Entrance Hall

Living Room 16'5 x 12'2 (5.00m x 3.71m)



## Family Room



Kitchen/Diner/Family Room 23'2 x 20'1 (7.06m x 6.12m)



Laundry Room 6'9 x 5'8 (2.06m x 1.73m)



## Diner



## Cloakroom



**Study 10'9 x 5'10 max (3.28m x 1.78m max)**



**En Suite**



**Office/Utility Room 10'9 x 8'2 (3.28m x 2.49m)**



**Bedroom Two 12'7 max x 11'9 (3.84m max x 3.58m)**



**Landing**

**Master Bedroom 20'10x 10'0 (6.35mx 3.05m)**



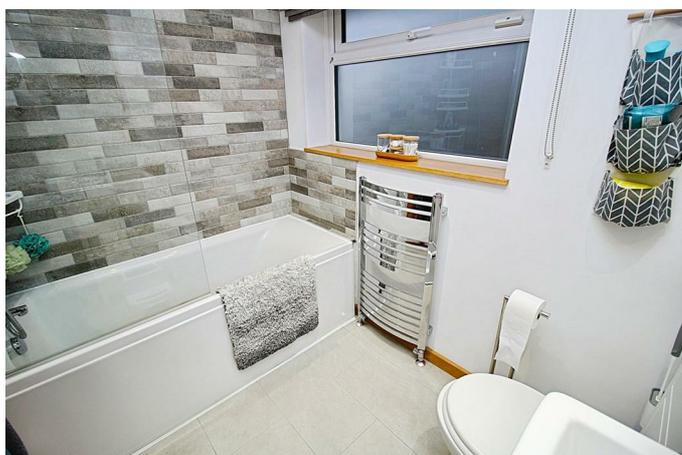
**Bedroom Three 12'7 max x 8'11 (3.84m max x 2.72m)**



**Bedroom Four 8'7 x 8'1 (2.62m x 2.46m)**



**Bathroom**



**Garage 11'2 x 11'0 (3.40m x 3.35m)**



**Front**

**Rear Garden**

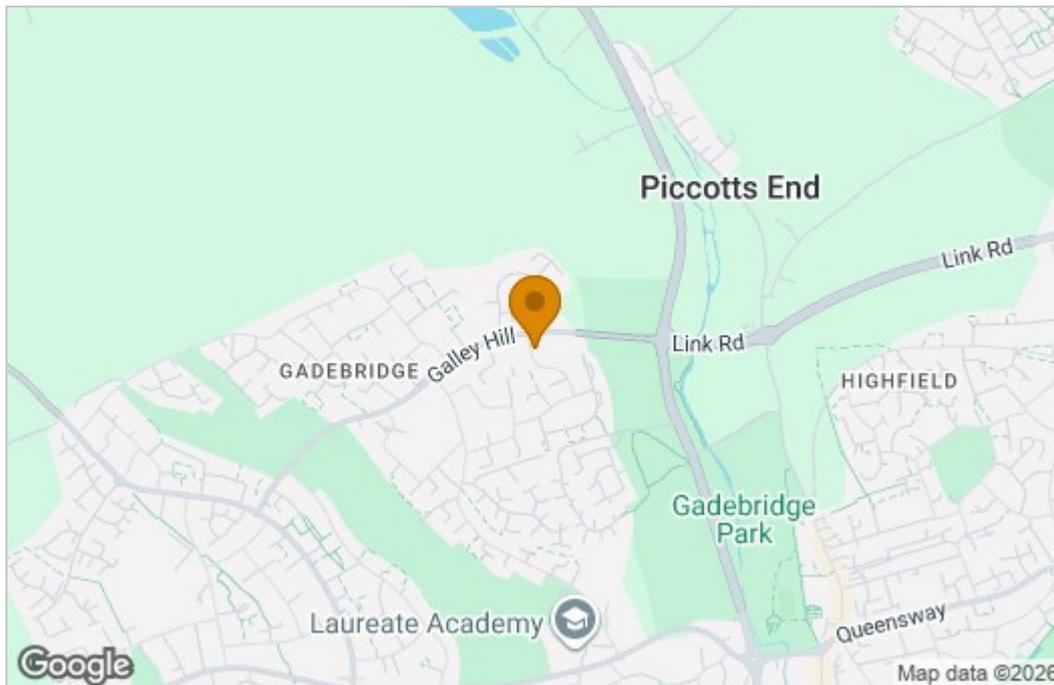
# Floor Plan



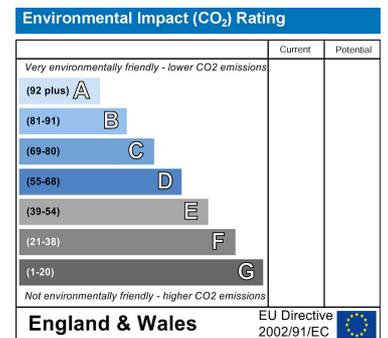
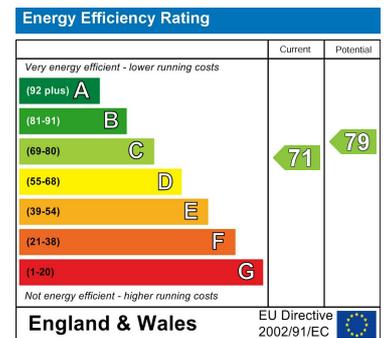
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



# Energy Efficiency Graph



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