



**Ritcroft Street, Hemel Hempstead HP3 8PF**

**welcome to**

## **Ritcroft Street, Hemel Hempstead**

Located in a sought after residential area and overlooking a small green is this extended three bedroom end of terraced family home.





**Ground Floor**



**First Floor**

**Total floor area 91.1 m<sup>2</sup> (980 sq.ft.) approx**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

**Entrance Hall**

10' 4" x 10' (3.15m x 3.05m)

**Cloakroom**

**Lounge**

17' 5" x 10' 1" (5.31m x 3.07m)

**Kitchen**

14' To Max x 12' 2" To Max (4.27m To Max x 3.71m To Max)

**Utility Area**

7' 3" x 4' (2.21m x 1.22m)

**Conservatory**

12' 8" To Max x 10' 3" To Max (3.86m To Max x 3.12m To Max)

**Landing**

**Bedroom One**

17' 7" x 8' 7" Plus Recess (5.36m x 2.62m Plus Recess)

**Bedroom Two**

15' 9" x 6' 7" (4.80m x 2.01m)

**Bedroom Three**

8' Plus Recess x 7' 6" (2.44m Plus Recess x 2.29m)

**Bathroom**

**Outside**

**Rear Garden**

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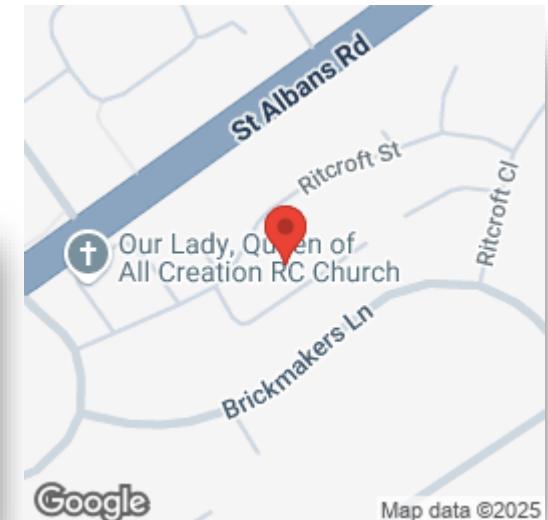
- Sought After Residential Area
- Extended Three Bedroom Family Home
- Overlooking A Small Green
- Spacious Living Accommodation Plus Conservatory
- Good Sized Kitchen Plus Utility Area & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£375,000**



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Property Ref:  
HHD109230 - 0004

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Please note the marker reflects the postcode not the actual property



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