



High Ridge Road, Hemel Hempstead

£725,000

proffitt
& holt





High Ridge Road

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this excellent example of a four bed bedroom detached bungalow approaching 2000 sq ft of accommodation in the highly sought-after

Manor Estate within Apsley and conveniently located for a host of nearby transport links to include Apsley train station, the M1, M25 and A41.

The versatile accommodation includes entrance hall, family bathroom, FOUR BEDROOMS, separate W.C, study area, GARAGE and extensive lounge through to KITCHEN/DINER area which looks out onto a BEAUTIFULLY MAINTAINED REAR GARDEN which includes a luxury "Breeze House" gazebo. The property sits within the CATCHMENT AREA OF THE HIGHLY ACCLAIMED TWO WATERS PRIMARY SCHOOL and is also convenient for access to local shops and nearby amenities. To the front of the property is OFF ROAD PARKING. The current owners previously obtained Planning Consent to extend the first floor to add further bedrooms and bathrooms.





High Ridge Road

Hemel Hempstead

The property is situated within the village of Apsley on the outskirts of Hemel Hempstead with its extensive shopping, entertainment, and leisure facilities. Apsley Station is within a 15 minute walking distance, and Hemel Hempstead Station is a short drive. Both stations provide frequent services into London (Euston). For the road commuter, both the M1 and M25 motorways are easily accessible, along with other major road links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedrooms
- Detached
- Beautiful Garden
- Well Presented Throughout
- Open Plan Kitchen Area
- Sought After Location
- Further Potential to Extend (stpp)





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

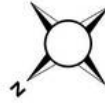
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





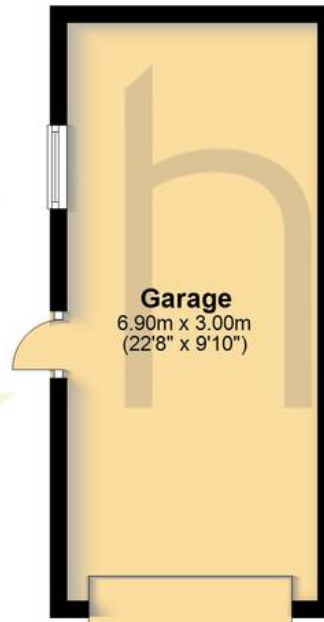
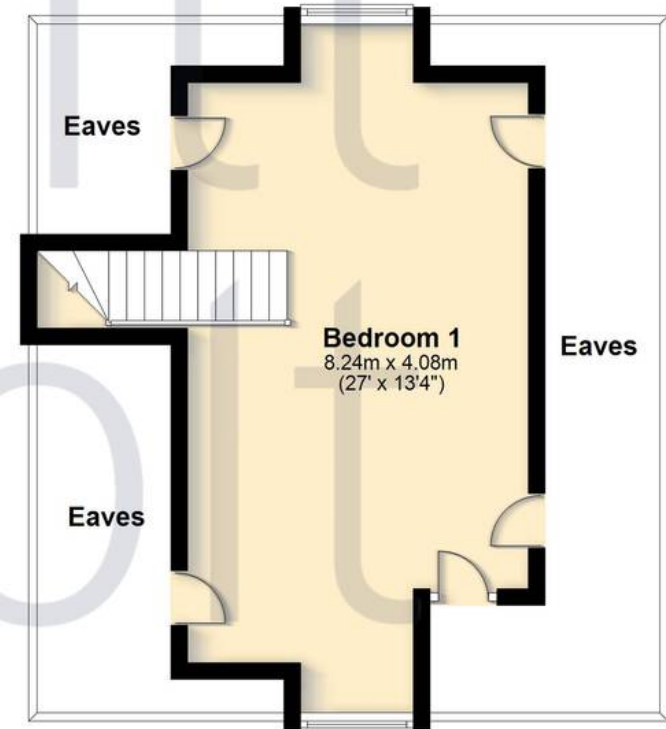
Ground Floor

Approx. 123.6 sq. metres (1330.8 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 154.1 sq. metres (1658.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • kings@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

