

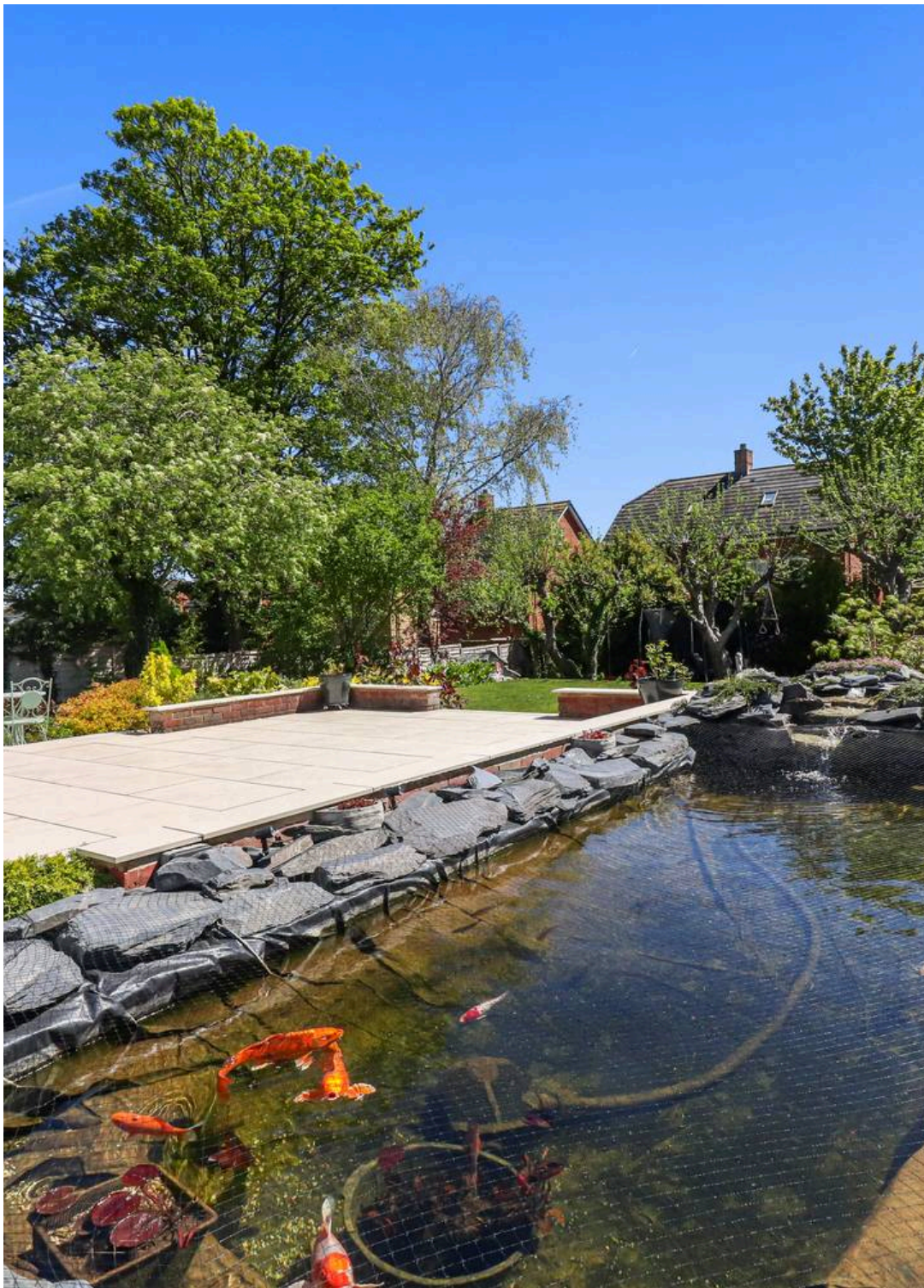


High Ridge Road, Hemel Hempstead

Guide Price £775,000

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& holt





## High Ridge Road

### Hemel Hempstead

We are delighted to introduce this exceptionally well- presented four bedroom detached chalet bungalow, ideally situated within the highly sought after Manor Estate, Apsley. This spacious and versatile home offers a fantastic opportunity for families and professionals alike, being just a short distance from highly regarded local schooling and just a short distance from Apsley Station - providing easy access into London.

The accommodation itself is thoughtfully arranged, with a welcoming entrance hall leading to a bright and airy living space, perfect for relaxing or entertaining guests. The modern kitchen is fitted with quality units and integrated appliances, providing ample storage and preparation space for keen cooks. Each of the four bedrooms is generously proportioned, with the flexibility to use one as a home office or playroom if desired. The principal bedroom benefits from fitted wardrobes and a peaceful outlook over the rear garden via a 'Juliette' balcony, and both first floor bedrooms are serviced by a stylish family shower room which is finished to a high standard. Additional features include a separate downstairs family bathroom which serves the two generous ground floor double bedrooms.

Externally the property excels with a generous, mature and landscaped rear garden, boasting an extensive and recently laid paved patio area. Other benefits include a pond, a separate decked seating area, a well maintained lawn, and a gazebo to the rear providing shelter - ideal for BBQ's and general entertaining.

The property also boasts a garage, providing excellent storage or secure parking, as well as ample driveway parking for multiple vehicles.





## 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.

- Four Bedrooms
- Detached Chalet Bungalow
- Sought After Manor Estate
- Close to Highly Regarded Local Schooling
- Beautifully Landscaped Rear Garden
- Garage
- Close to Apsley Station
- Well-Presented Throughout
- Ample Driveway Parking





## General Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

## Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

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

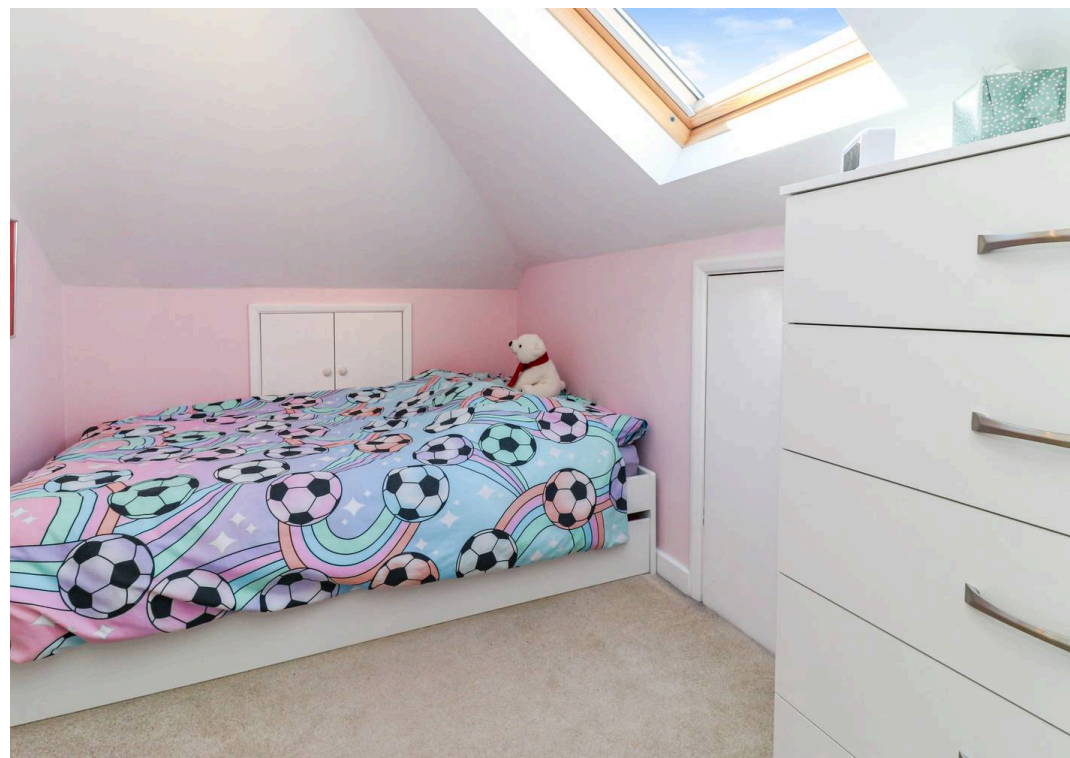
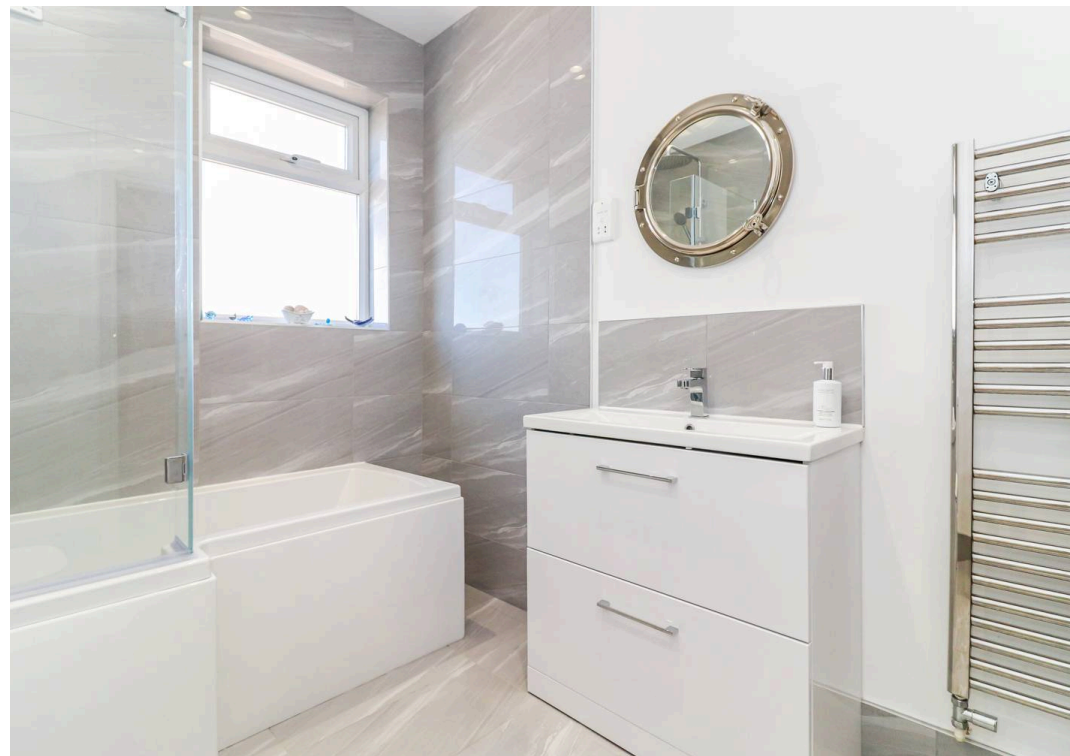
## Fixtures and Fittings

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











HIGH RIDGE ROAD, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1603.82 SQ FT / 149.0 SQ M. INC. GARAGE

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