

49 High Ridge Road, Hemel
Hempstead, Hertfordshire,
HP3 0AU

David
Doyle
Sales and Lettings

Guide Price £800,000 Freehold



This highly individual property offers spacious and flexible accommodation comprising 5 bedroom and 4 bathrooms across the main 4 bedroom semi detached property and a 1 bedroom detached annex. The property also features a stunning and pleasantly private rear garden viewing is a MUST.

The main house is arranged over 3 floors and comprises a spacious living room with a feature fireplace and bespoke fitted storage leading in to the conservatory / dining area that benefits from a pair of French doors that offers access out to a balcony / terrace area. The ground floor also features two double bedrooms, a kitchen breakfast room, a shower room and a welcoming entrance hall with both front and side access and stairs leading to the first floor. The first floor features two further bedrooms and a office, the primary bedroom also benefits from an ensuite bathroom. The lower ground floor offers a good sized basement area that offers flexibility of use and is accessed via the rear garden or a trap door in the conservatory, it also benefits from a utility area and a shower room.

The detached annex is arranged with a dual aspect lounge dining room with a pair of French doors that offers access out to the garden, a fitted kitchen, a good size bedroom, a shower room and a welcoming entrance hall.

To the front of the property is a driveway and further off road parking facilities, an EV charging point, a small garden area and side access to the rear garden.

The rear garden is an outstanding feature and arranged with a patio seating area with a wood burning Pizza Oven, herbaceous borders, fenced boundaries, an area laid to lawn and a garden

office with a decked seating area that enjoys views over the rear garden and its ornamental garden pond.

The Manor Estate is an exclusive private development on the edge of town yet convenient for both Apsley and Hemel Hempstead mainline railway stations which have a fast and frequent service to London Euston and Apsley Village centre with its Village hall and excellent range of shopping facilities and amenities.

The nearby area of Apsley with a delightful village feel a good selection of shops and other amenities. For the commuter the village benefits from its own mainline railway station to London Euston, whilst it also enjoys the picturesque benefits of the Grand Union Canal and Apsley Marina. The mainline railway station offer an excellent service to London Euston (26 mins).

A 4 bedroom 3 bathroom semi detached home with a detached 1 bedroom annex

Highly individual while offering spacious and flexible accommodation

Living room with a feature fire place and fitted bespoke storage

Conservatory / Dining area with access out to a balcony / terrace

Kitchen breakfast room

Ensuite bathroom to the primary bedroom

First floor office and a garden office

Driveway offering excellent off road parking facilities

Pleasantly private rear garden

Viewing is a MUST

Council Tax Band E

Tenure -Freehold

Main House



Annex



Garden Office



Approximate total area⁽¹⁾

2148.26 ft²

199.58 m²

(1) Excluding balconies and terraces

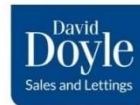
Reduced headroom

41.91 ft²

3.89 m²

Reduced headroom

..... Below 5 ft/1.5 m



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

49 High Ridge Road, Hemel Hempstead, Hertfordshire, HP3 0AU

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 1930s

Council Tax Band E

This year council tax charge 2647

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre to the cabinet FTTC

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway
Allocated Parking

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property?	Yes
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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