



## 3 bed semi-detached house to buy in HP3

Ridgeway Close, Hemel Hempstead, Hertfordshire, HP3 9TB

**£380,000** Starting Bid

🏠 x3 🚗 x1 🚗 x3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Semi detached 3 bedroom family home
- ✓ Living room
- ✓ Sitting room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

This 3 bedroom semi detached family home with parking offers extended accommodation and is situated in this tuck away position on the borders of Kings Langley and Hemel Hempstead.

The ground floor comprises a living room with a bay window, a dining room that leads into a sitting room and opens in to the kitchen. The ground floor is completed with a conservatory, an entrance porch and a welcoming entrance hall with stairs leading to the first floor.

The first floor features 3 bedrooms and a shower room that is fitted in white with a walk in shower, a vanity unit with a wash hand basin and a low level WC.

To the front of the property is a garden, and to the side is a driveway that offers off road parking and leads down to a useful store.

The rear garden is arranged with low maintenance in mind and offers various seating areas for outside entertaining in the summer months.

With the benefit of NO UPPER CHAIN viewing is a MUST.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Nearby Kings Langley has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Schools and the Village Centre. For the commuter the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £380,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

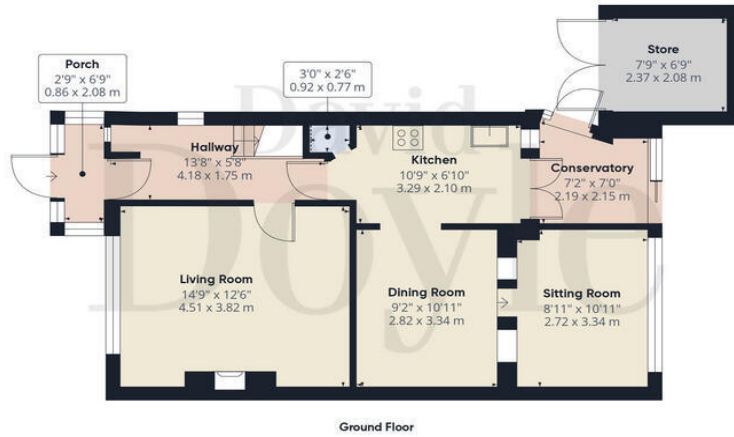
Water meter: No

Sewerage: Standard UK domestic

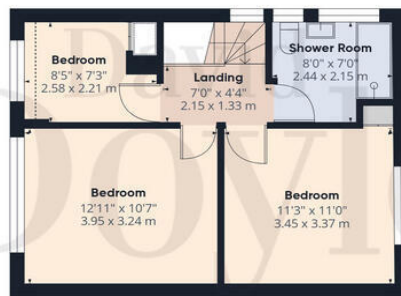
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1062 ft<sup>2</sup>  
98.7 m<sup>2</sup>

Reduced headroom  
6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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