



## Manscroft Road, Hemel Hempstead, HP1 3HX

### Offers In Excess Of £700,000

Nestled on the charming Manscroft Road in Gadebridge, this extended four-bedroom semi-detached house offers a perfect blend of modern living and spacious comfort. With four well-proportioned reception rooms, including a welcoming living room, study and a delightful playroom, this home is ideal for families seeking both relaxation and entertainment spaces with underfloor heating to the ground floor.

The heart of the home is undoubtedly the impressive 23'2 modern fitted kitchen/diner/family room, which provides a fantastic area for cooking, dining, and socialising. This open-plan space is designed to accommodate both everyday family life and special gatherings, making it a true focal point of the property. The modern fitted kitchen has the added bonus of integrated appliances and Quartz worktops.

The master bedroom features an en suite shower room, providing a private retreat for the homeowners. The additional three bedrooms are versatile and can be tailored to suit your needs, whether as guest rooms or children's rooms.

The property also benefits from a garage and off-road parking, ensuring convenience for residents and visitors alike. This semi-detached house is not just a home; it is a lifestyle choice, offering ample space and modern amenities in a desirable location. Gadebridge.



## Entrance Hall

Living Room 16'5 x 12'2 (5.00m x 3.71m)



## Family Room



Kitchen/Diner/Family Room 23'2 x 20'1 (7.06m x 6.12m)



Laundry Room 6'9 x 5'8 (2.06m x 1.73m)



## Diner

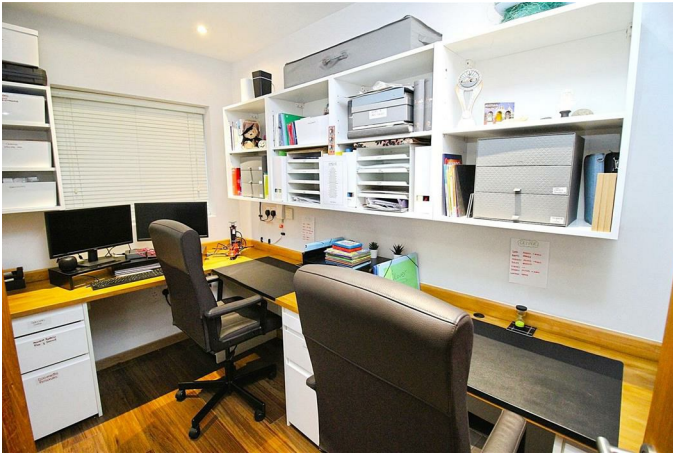


## Cloakroom





**Study 10'9 x 5'10 max (3.28m x 1.78m max)**



**En Suite**



**Office/Utility Room 10'9 x 8'2 (3.28m x 2.49m)**



**Bedroom Two 12'7 max x 11'9 (3.84m max x 3.58m)**



**Landing**

**Master Bedroom 20'10x 10'0 (6.35mx 3.05m)**



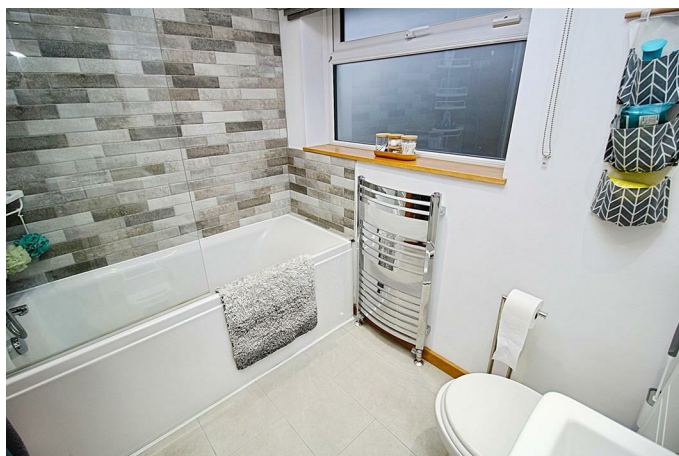
**Bedroom Three 12'7 max x 8'11 (3.84m max x 2.72m)**



**Bedroom Four 8'7 x 8'1 (2.62m x 2.46m)**



**Bathroom**



**Garage 11'2 x 11'0 (3.40m x 3.35m)**

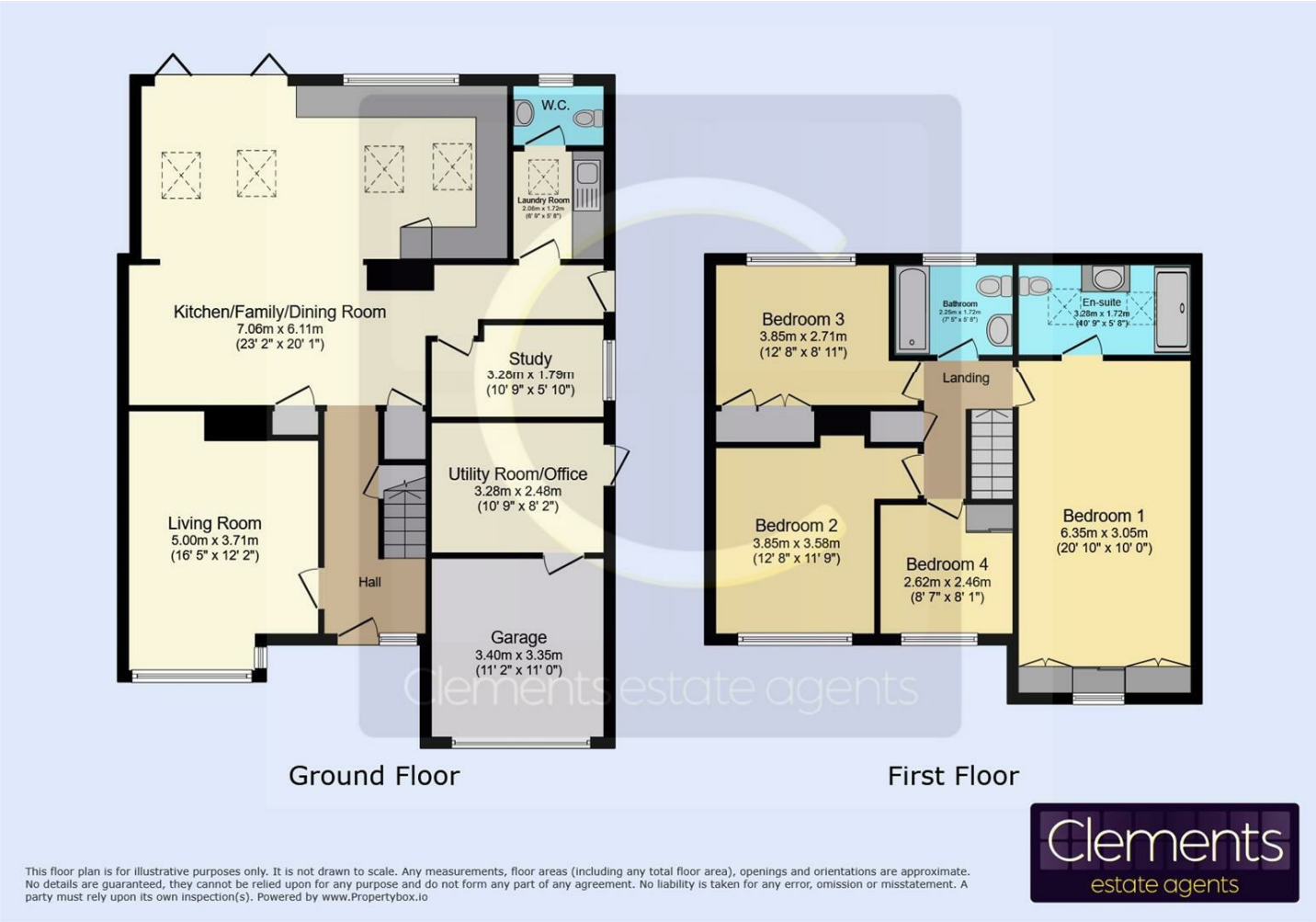


**Front**

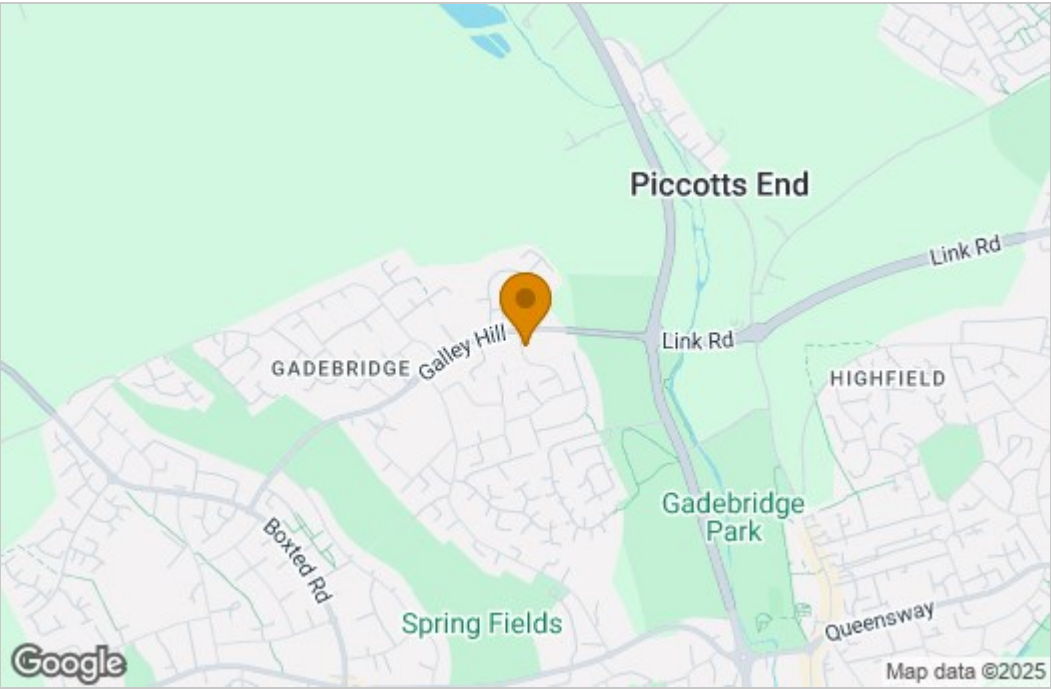
**Rear Garden**



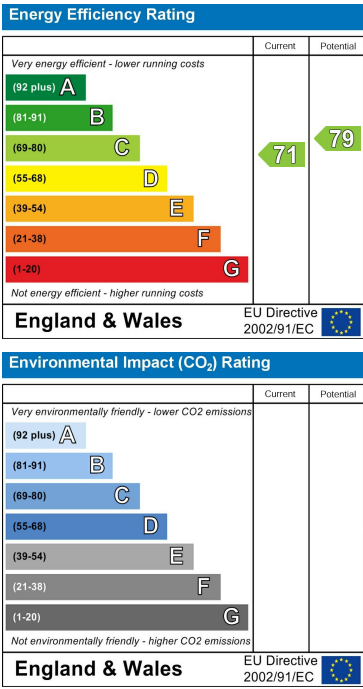
Floor Plan



Area Map



Energy Efficiency Graph



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