

## Risedale Road, Hemel Hempstead, HP3 9NN

### Offers In Excess Of £595,000

Offered in excellent decorative order and located in this highly sought after road in Nash Mills is this extended and much improved semi detached house. Boasting four bedrooms, ensuite to two bedrooms, 20'3 modern fitted kitchen/diner with bi fold doors to garden and underfloor heating, utility room, downstairs cloakroom, gas central heating, double glazing, garage currently used as a playroom and storage and off road parking to front and rear.

Situated within reach of Apsley train station with easy access to London Euston station in only 28 minutes, Hemel Hempstead town centre with all its shopping, restaurant and travel facilities and the M1, M25 and A41 road links.

Situated on the charming Risedale Road, Nash Mills and extended and much improved by the current owners, this semi-detached house presents an excellent opportunity for families seeking a spacious and modern home. With four well-proportioned bedrooms, including two with en-suite facilities, this property is designed to accommodate the needs of a growing family or those who enjoy hosting guests.

The heart of the home is undoubtedly the modern fitted kitchen and dining area with underfloor heating, granite worktops, induction hob, integrated appliances, Indian sandstone flooring and Bi Fold doors to the garden which provides a perfect space for family meals and entertaining. The open-plan layout ensures a bright and inviting atmosphere, making it a delightful place to gather. The property also boasts a comfortable reception room, ideal for relaxation or family activities.

Gas central heating and double glazing throughout the house ensures warmth and comfort during the colder months, while the off-road parking to the front and rear adds a practical touch, making it easy to come and go without the hassle of street parking.

Outside is a three tiered South facing garden with a garage to the rear which is currently used as a playroom and storage area with bespoke movable storage cupboards, Bi Fold doors, under floor heating and electric door.

This semi-detached house combines modern living with the charm of a traditional family home, making it a must-see for anyone looking to settle in a welcoming neighbourhood. With its ample space, contemporary features, and convenient location, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

#### **Entrance Porch**

#### **Entrance Hall**

#### **Cloakroom**



#### **Lounge 15'7 x 10'10 (4.75m x 3.30m)**



#### **Modern Fitted Kitchen/Diner 20'3 x 15'4 (6.17m x 4.67m)**



#### **Utility Room**

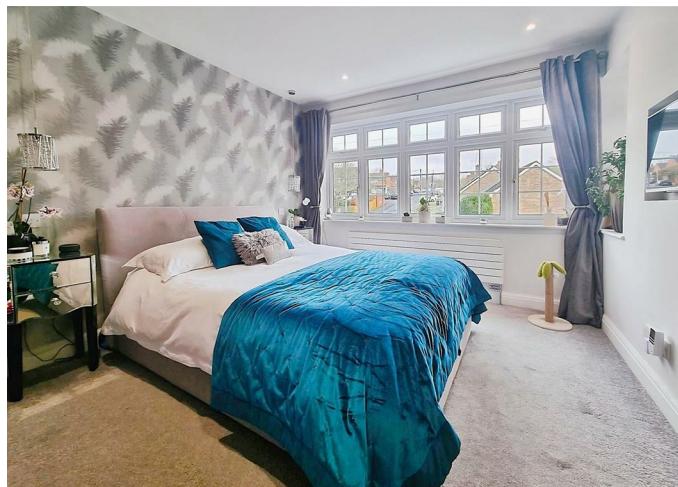
## Landing



## Bedroom Three 10'1 x 7'1 (3.07m x 2.16m)



## Bedroom One 11'10 x 10'8 (3.61m x 3.25m)



## Second Floor Landing

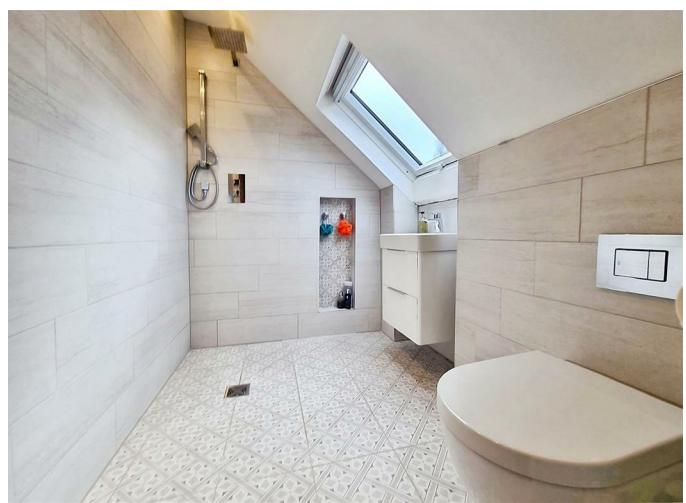
## Bedroom Four 11'8 max x 9'7 max (3.56m max x 2.92m max)



## Bedroom Two 9'10 x 7'11 (3.00m x 2.41m)



## En Suite



## Bathroom



## Off Road Parking

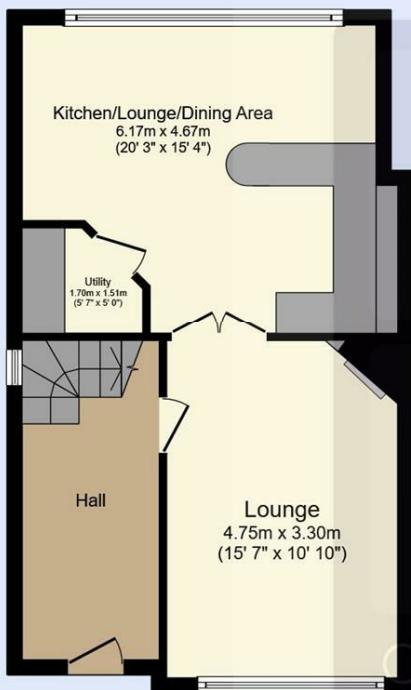
Garage Currently Used As Play Room and Storage



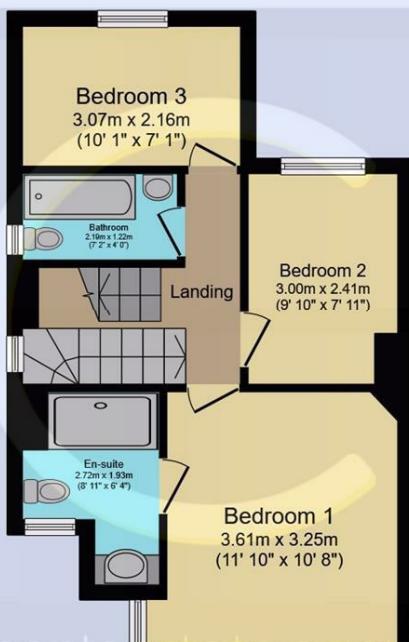
## Rear Garden



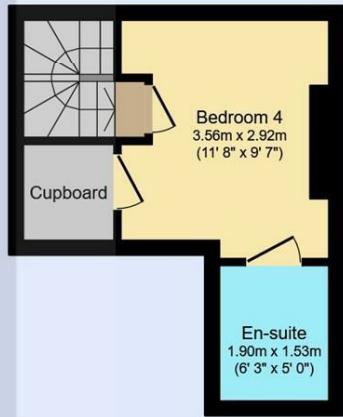
## Floor Plan



Ground Floor



First Floor

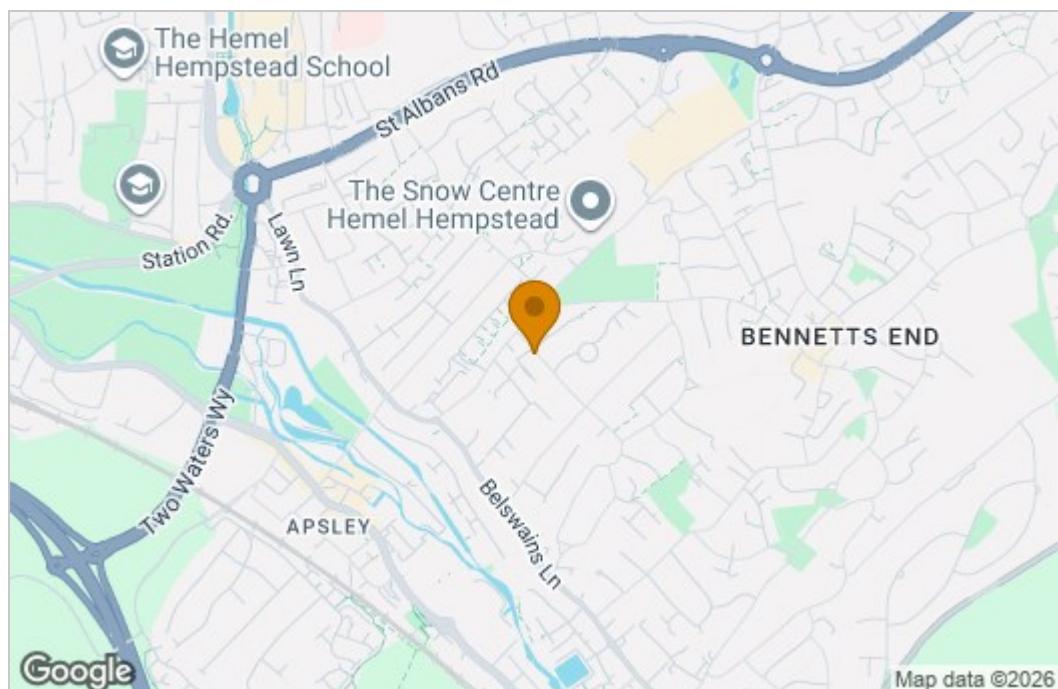


Second Floor

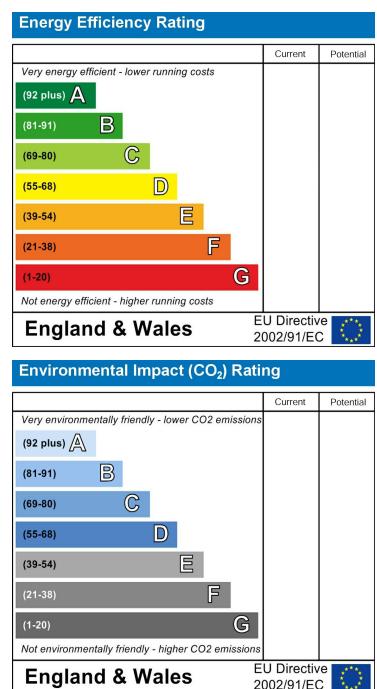
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## Area Map



## Energy Efficiency Graph



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