

Mulburries



Ridge Lea , Hemel Hempstead, HP1 2AZ

Offers in excess of £625,000



Ridge Lea, Hemel Hempstead, HP1 2AZ

- Four-bedroom family home
- Approx. 1,495 sq ft of accommodation
- Arranged over three floors
- Spacious 24ft sitting room
- Impressive kitchen/dining room
- Useful utility room
- Ground floor shower room
- Three first-floor bedrooms
- Top-floor principal bedroom
- Private rear garden and family-friendly location



Mulburries are proud to present to the open market this substantial four-bedroom family home on Ridge Lea, Hemel Hempstead, offering approximately 1,495 sq ft of accommodation arranged over three floors, with generous living space, a private rear garden and a highly practical layout for growing families.

The ground floor opens into a welcoming entrance hall, leading to a spacious sitting room measuring approximately 24'1 x 11'7, providing an excellent main reception space for relaxing and entertaining. To the rear, the impressive kitchen/dining room measures approximately 22'3 x 19'3 and forms the heart of the home, with ample space for cooking, dining and family gatherings. A



utility room and ground floor shower room add valuable everyday practicality. The first floor offers three well-proportioned bedrooms, including two generous doubles and a fourth bedroom ideal for a child's room, guest room or home office. A family bathroom serves this level.

The second floor is dedicated to a superb principal bedroom, measuring approximately 13'4 x 10'11, with built-in storage and eaves storage, creating a peaceful top-floor retreat.

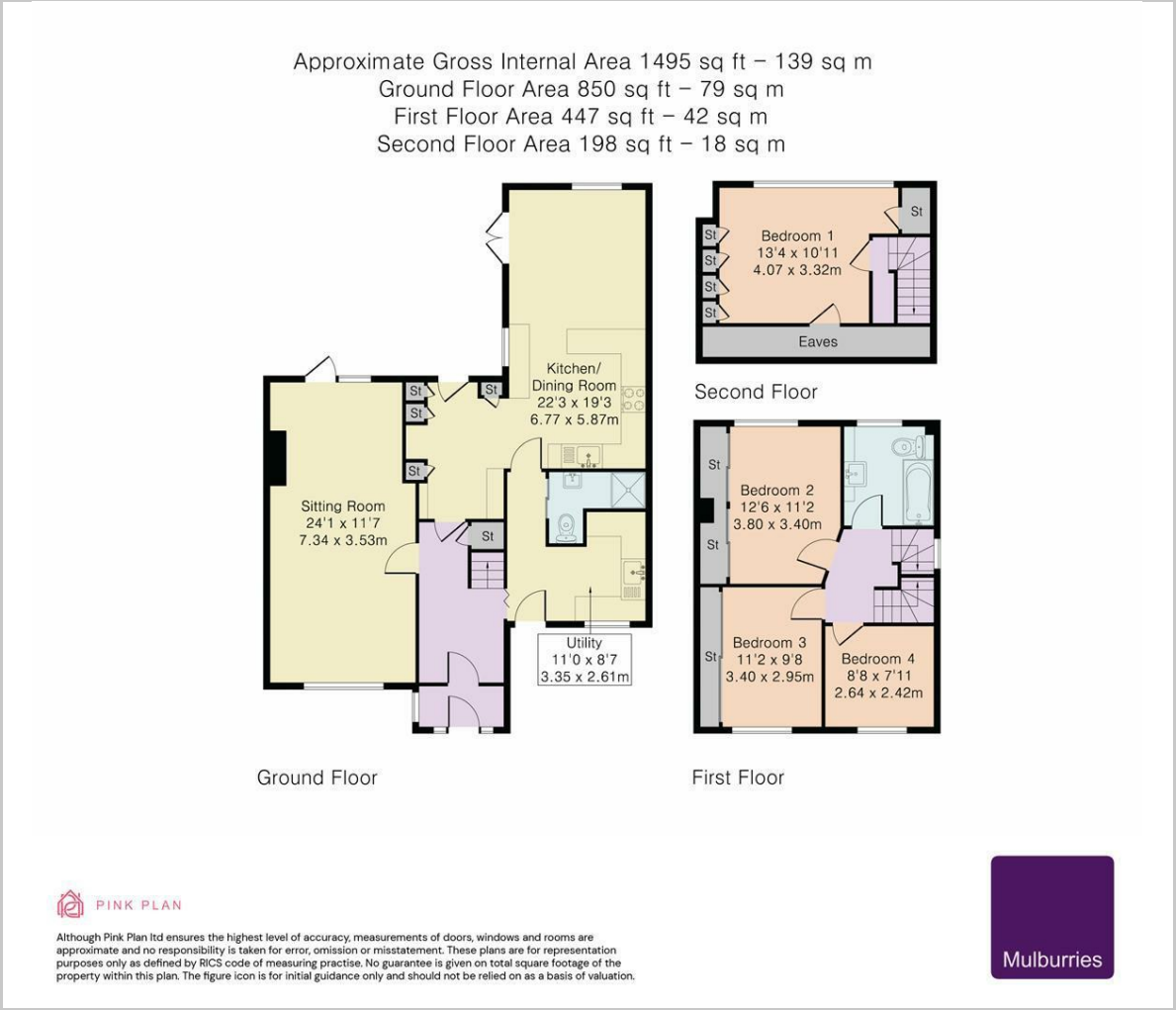
Outside, the property benefits from a private rear garden with lawn, patio seating and secure boundaries, ideal for children, pets and summer entertaining.

Area Guide: Ridge Lea is a popular Hemel Hempstead location, well placed for local shops, schools, parks and everyday amenities. Gadebridge Park, Hemel Hempstead Old Town and the town centre are within easy reach, offering cafés, restaurants, The Marlowes, Riverside Shopping Centre and leisure facilities. Commuters benefit from Hemel Hempstead station with rail links towards London Euston, while the A41, M1 and M25 provide convenient road connections to St Albans, Watford, London and the wider Home Counties.

A spacious family home with flexible accommodation, excellent living space and strong local convenience.



Floor Plan



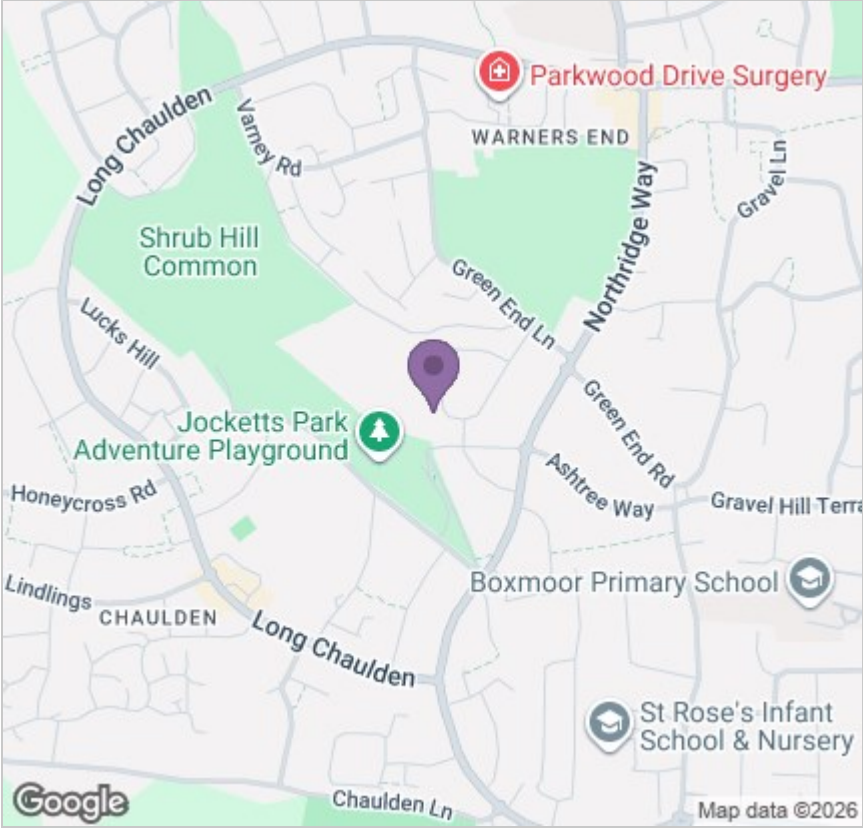
Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Area Map



Energy Efficiency Graph

