



**Ground Floor**

**First Floor**

Total Area: 97.1 m<sup>2</sup> ... 1046 ft<sup>2</sup> (excluding greenhouse)

All measurements are approximate and for display purposes only



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## Ryder Close, Hemel Hempstead

**£439,950**

An opportunity to acquire a spacious semi detached family home in need of refurbishment through out. The accommodation comprises of entrance hallway, WC, sitting room, dining room, kitchen, on the first floor there are two double bedrooms, a good size third bedroom and a shower room, which was formerly a bathroom. There is a spacious rear garden and a driveway creating off road parking and an integrated garage with the potential to create into an additional room. No upper Chain.



## Ground Floor

### Entrance Hall

Stairs to first floor landing, doors leading to:

### Cloakroom/WC

Window to side, low level WC, tiled walls, wash hand basin recessed into vanity unit.

### Sitting Room

Window to front, TV point, door leading to kitchen and door leading to:

### Dining Room

Patio doors looking up the rear garden.

### Kitchen

A range of units in mid oak with light grey work surfaces, wash hand basin, space for gas cooker, water

plumbing for washing machine, warm air heating boiler.

## First Floor

### Landing

Loft hatch, airing cupboard housing hot water cylinder, doors leading to:

### Bedroom One

Window overlooking the rear garden, built in wardrobes.

### Bedroom Two

Window overlooking the front garden.

### Bedroom Three

Window overlooking the rear garden.

### Shower Room

High level window, a white suite with chrome fittings, comprising of a close coupled WC, pedestal wash

hand basin, corner shower cubicle with wall mounted shower mixer, tiled walls.

## Outside

### Rear Garden

A south westerly aspect, surrounded by mature hedging and shrubbery, pedestrian access to the front garden and driveway.

### The the front

Off road parking for one vehicle with potential to create an additional three spaces if the grass area were to be adapted.

### Garage

With up and over metal doors, light. High vaulted ceiling.

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