

# Castles



Brickfield Avenue | Leverstock Green | Hemel Hempstead | Hertfordshire | HP3 8NP



*Castles*

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# Brickfield Avenue

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## Description

A superbly presented Five bedroom detached family home is offered to the market in this ever popular Leverstock Green location. The home briefly comprises of Entrance hall, Lounge with bay fronted window, well presented kitchen with a fully integrated kitchen/breakfast room, dining room, family room, cloakroom. The first floor enjoys four good size double plus a single bedroom, A Well presented family bathroom. To the Outside there is a private rear garden, Garage and ample off road parking. The property also benefits from gas central heating and UPVC double glazing throughout.

Double glazed door to:

## Entrance Hall

Storage cupboard, wood flooring, stairs ascending to first floor, radiators, doors to, family room, Lounge, Kitchen.

## Family Room

Double glazed window to front aspect, radiator, TV point

## Lounge

Bay fronted double glazed window to front aspect, coving to ceiling, dado rail, radiator, TV point, feature open fireplace.

## Kitchen

Range of base and eye level units work surface areas with inset sink drainer unit with mixer tap, Four ring gas hob with oven under and extractor above, integrated fridge freezer, dishwasher, space and plumbing for washing machine, breakfast bar, Tile flooring, radiator, French doors leading to rear garden, double glazed windows to rear aspect, coving to ceiling, spot lighting, storage cupboard.

## Dining Room

Patio door leading to rear garden, coving to ceiling, wooden flooring, Radiator

## Cloakroom

Low level WC, radiator, wash hand basin, UPVC double glazed frosted window to side aspect.



## First Floor

### Landing

Access to loft space, storage cupboard, door to all bedrooms and family bathroom.

### Master Bedroom

Coving to ceiling, radiator, UPVC double glazed bay window to front aspect.

### Bedroom Two

Coving to Ceiling, double glazed window to rear aspect, radiator.

### Bedroom Three

Coving to Ceiling, double glazed window to rear aspect, radiator.

### Bedroom Four

Coving to Ceiling, double glazed window to front aspect, radiator.

### Bedroom Five

Coving to Ceiling, double glazed window to front aspect, radiator.

## Outside

### Front Garden

Footpath leading to front door, Laid to lawn with shrub borders, gated side access.

### Rear Garden

Block paved patio, mainly laid to lawn with surrounding flower and shrub borders, timber shed, garage, outside light, outside tap, gated side access.




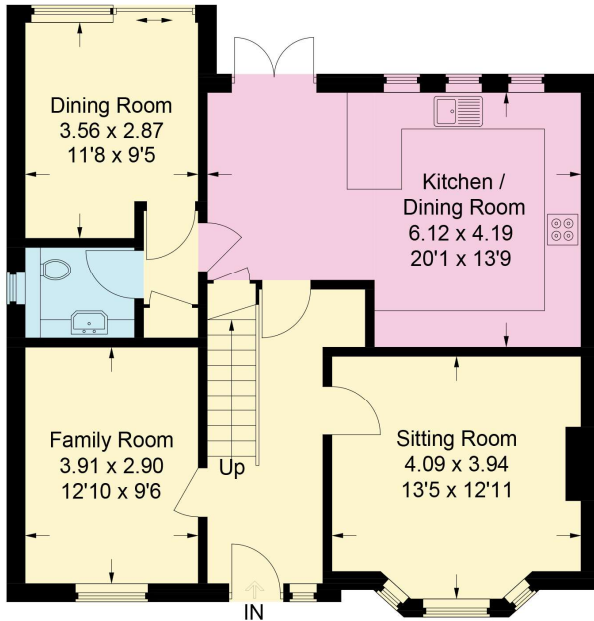




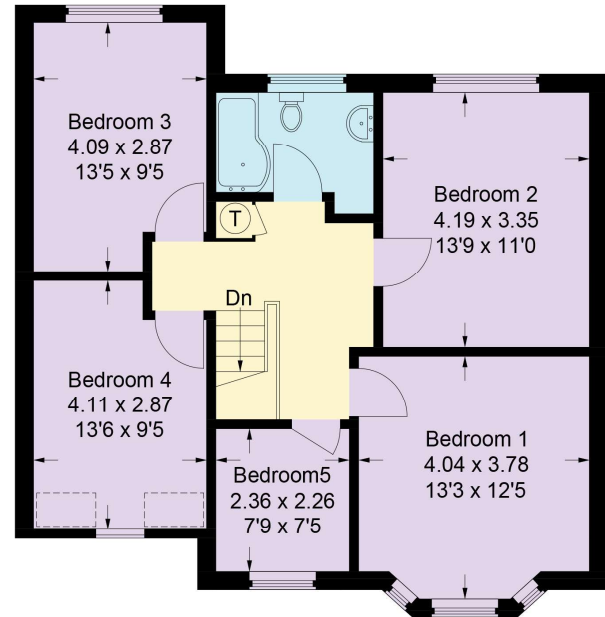
Approximate Gross Internal Area  
 Ground Floor = 78 sq m / 839 sq ft  
 First Floor = 74.4 sq m / 801 sq ft  
 Total = 152.4 sq m / 1640 sq ft



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EER Rating - C  
 Tax Band - F



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