



Woodfield Drive, Leverstock Green, HP3 8LN
Asking price £750,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN **** A rarely available and well proportioned, four bedroom detached property situated on Woodfield Drive in Leverstock Green offering accommodation in excess of 1700 SQFT and tremendous POTENTIAL TO EXTEND subject to the necessary permissions.

The layout currently comprises an entrance vestibule, hallway, SPACIOUS 22ft living room, open plan dining area, kitchen, utility area with useful brick store areas, STUDY, downstairs w/c, FOUR generous first floor bedrooms and a family bathroom.

Externally the property further benefits from DRIVEWAY PARKING, a garage and a private, mature rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.



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Double Glazed Front Door

Entrance Vestibule

Double glazed window. Radiator. Door to the hallway.

Hallway

Radiator. Stairs to first floor accommodation. Under stairs storage cupboard. Access to the living room, dining area, downstairs w/c, study and kitchen.

Living Area

Double glazed window. Two radiators. Double glazed sliding doors to the garden. Fire place. Open plan to the dining area.

Dining Area

Double glazed window. Radiator. Serving hatch.

Study

Double glazed window. Radiator.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and pedestal wash hand basin. Vinyl flooring. Heated towel rail.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Tiled walls. Vinyl flooring. Free standing oven, fridge/freezer and dishwasher included in the sale price. Radiator. Door to the utility area.

Utility Area

Door to the front aspect. Double glazed door leading to the garden. Brick style store cupboard housing the boiler. Additional brick style store cupboard. Courtesy door to the garage. Free standing washing machine, tumble dryer and low level freezer included in the sale price. Tiled flooring.

First Floor Landing

Double glazed window. Access to all rooms. Access to the loft. Airing cupboard.

Bedroom One

Double glazed window. Radiator.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Bedroom Four

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a panel enclosed bath, pedestal wash hand basin and a low level w/c. Heated towel rail. Vinyl flooring. Partially tiled walls. Shaver point.

To The Front

An area of frontage partly laid with block paving providing parking and partly with lawn and planted borders. Gated side access. Door to the utility area.

Garage

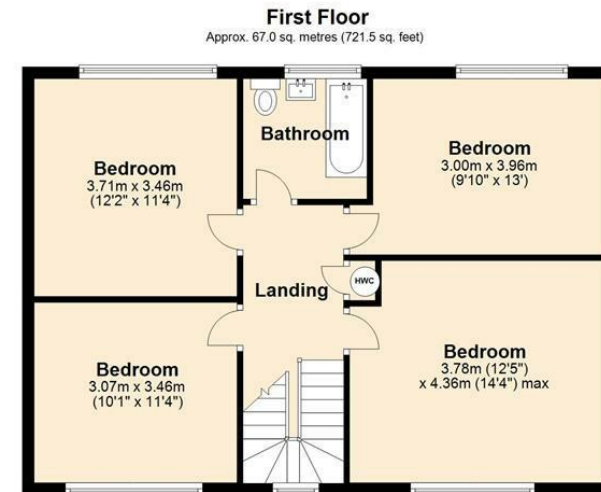
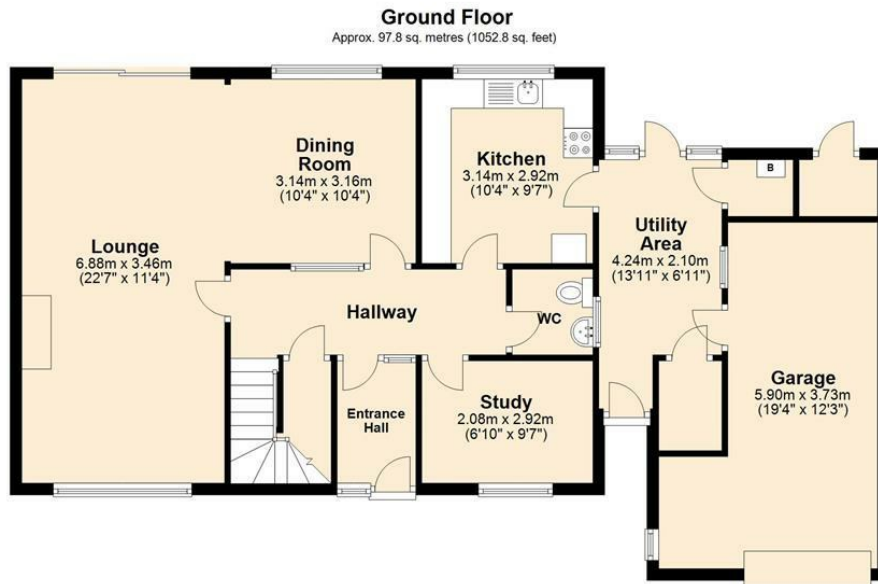
Accessed via a courtesy door from the utility area and an up and over door from the front. Two glazed windows.

To The Rear

A private garden arranged with area of patio, lawn and mature planting enclosed by high level hedged borders and chain link fencing. Brick store cupboard. Outside tap. Gated side access.







Total area: approx. 164.8 sq. metres (1774.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		