



**Strawberry Mews, Leverstock Green, HP2 4GY**  
**Asking price £475,000**

**Sears & Co**  
estate & letting agents

**\*\* OFFERED FOR SALE WITH NO UPPER CHAIN\*\*** A DELIGHTFUL, modern, mews style property measuring approximately 1000 SQFT located on the highly desirable Kings Copse development in Leverstock Green.

Accommodation includes an entrance hallway, downstairs w/c, luxurious 20FT kitchen/dining room, SPACIOUS living room, Principal bedroom with built in wardrobes and an EN SUITE shower room, two further first floor bedrooms and a well appointed family bathroom.

Externally the property has the added benefit of a CAR PORT and a pleasant, private rear garden. Contact Sole appointed selling agents Sears & Co to arrange a viewing.



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#### **Double Glazed Front Door**

#### **Entrance Hallway**

Wood effect flooring. Radiator. Under stairs storage cupboard. Access to all rooms. Courtesy door to the carport.

#### **Downstairs W/C**

Double glazed window. Radiator. Fitted with a low level w/c and wash hand basin. Wood effect flooring.

#### **Kitchen/Dining Room**

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. Integrated oven, gas hob and extractor over. Integrated fridge, freezer, washing machine and dishwasher. Wood effect flooring. Recessed down lighting.

#### **Living Room**

Double glazed doors to the rear aspect leading to the garden. Radiator.

#### **First Floor Landing**

Access to all rooms. Store cupboard.

#### **Principal Bedroom**

Double glazed door/Juliet balcony. Radiator. Built in wardrobes. Access to the en suite shower room.

#### **En Suite Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Wood effect flooring.

#### **Bedroom Two**

Double glazed window. Radiator.

#### **Bedroom Three**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and shower over, wall mounted wash hand basin and low level w/c. Chrome heated towel rail. Partially tiled walls. Wood effect flooring.

#### **To The Front/Side**

Access to the front door. Access to the carport. The carport extends to the side of the property and has gated access to the garden and a courtesy door to the entrance hallway.

#### **To The Rear**

A private garden laid with patio, block paving and lawn. Enclosed by timber panel fencing.

#### **Community/Service Charge**

The owners have advised that the property is subject to a service charges in the region of

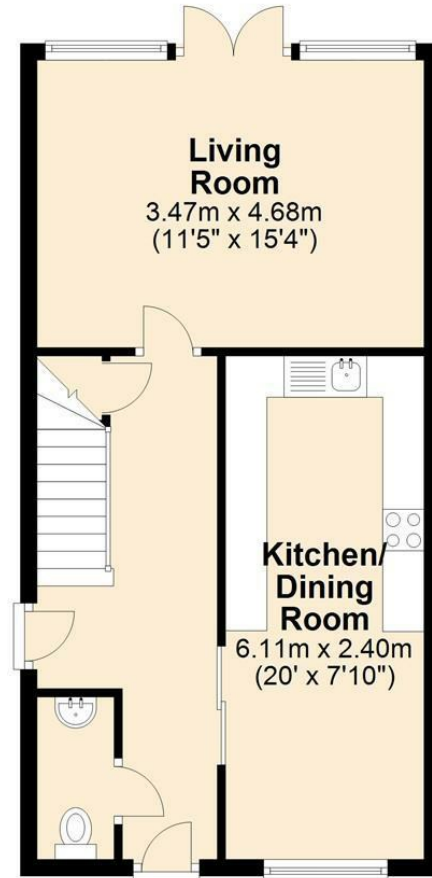
£330 per year. All information provided should be confirmed by solicitors prior to any exchange of contracts taking place.





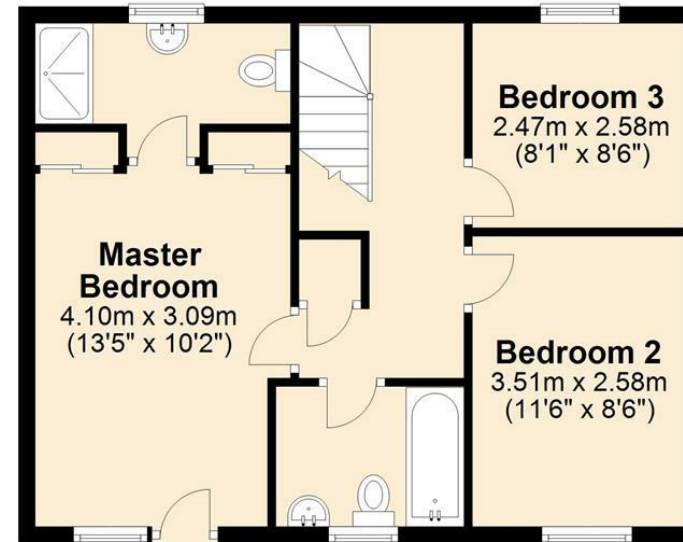
## Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



## First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.

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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