



Tile Kiln Lane, Leverstock Green, HP3 8NW
Asking price £725,000

Sears & Co
estate & letting agents



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** NO UPPER SALES CHAIN **

AN IMPRESSIVE, four bedroom, two bathroom, detached family home spanning approximately 1600 SQFT and situated on EXCLUSIVE Tile Kiln Lane in Leverstock Green. Accommodation comprises an entrance porch, hallway, downstairs w/c, SPACIOUS living room, separate dining room, fitted kitchen, principal bedroom with EN SUITE, three further bedrooms and a family bathroom. Externally the property further benefits from DRIVEWAY PARKING a double garage and a well manicured, private rear garden. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band F.

Double Glazed Front Door

Entrance Porch

Double glazed window. Tiled flooring. Door to the entrance hallway.

Entrance Hallway

Double glazed door to the side aspect. Cupboard housing the boiler. Under stairs storage. Radiator. Access to all ground floor rooms.

Living Room

Double glazed window. Double glazed sliding door leading to the garden. Two radiators. Opening to the dining area.

Dining Room

Double glazed sliding doors to the garden. Radiator.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also

forming a breakfast bar. Integrated oven hob and extractor fan. Space for a washing machine, low level fridge and low level freezer. One and a half bowl stainless steel sink and drainer unit with mixer tap. Store cupboard. Radiator. Tiling to splash back areas. Vinyl style flooring.

Downstairs W/C

Double glazed window. Fitted with a low level enclosed cistern w/c and wall mounted corner wash hand basin. Radiator. Partially tiled walls.

First Floor Landing

Double glazed window. Radiator. Airing cupboard. Access to the loft. Access to all bedrooms and the family bathroom.

Principal Bedroom

Double glazed window. Radiator. Fitted wardrobes. Access to the en suite.

En Suite Shower Room

Two double glazed windows. Fitted with a shower enclosure, cabinet enclosed wash hand basin with mixer tap and low level w/c. Store cupboard. Radiator. Heated towel rail. Shaver point. Wood effect flooring. Extractor fan.

Bedroom

Double glazed window. Radiator. Built in office style furniture.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Two store cupboards.

Family Bathroom

Double glazed window. Fitted with a three piece

suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and low level w/c. Heated towel rail. Partially tiled walls. Vinyl style flooring. Shaver point.

To The Front

An area of frontage laid partly with cobble effect block paving providing parking and partly with loose stones and planting. Access to the garage & front door. Gated access leading to the garden.

Double Garage

Accessed via an electric garage door to the front. Courtesy door to the side aspect. Glazed window. Power & lighting.

To The Rear

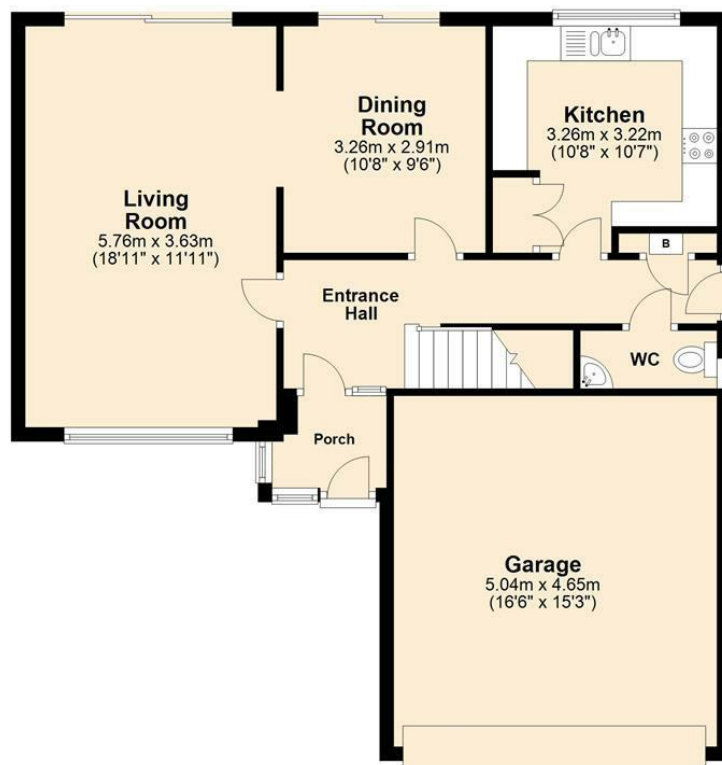
A private garden arranged with areas of patio and lawn with mature planted borders and steps down to a further seating area. Enclosed by timber panel fencing, chain link fencing and mature planting. Electric awning. Store shed. Outside tap. Solar panels on the roof.





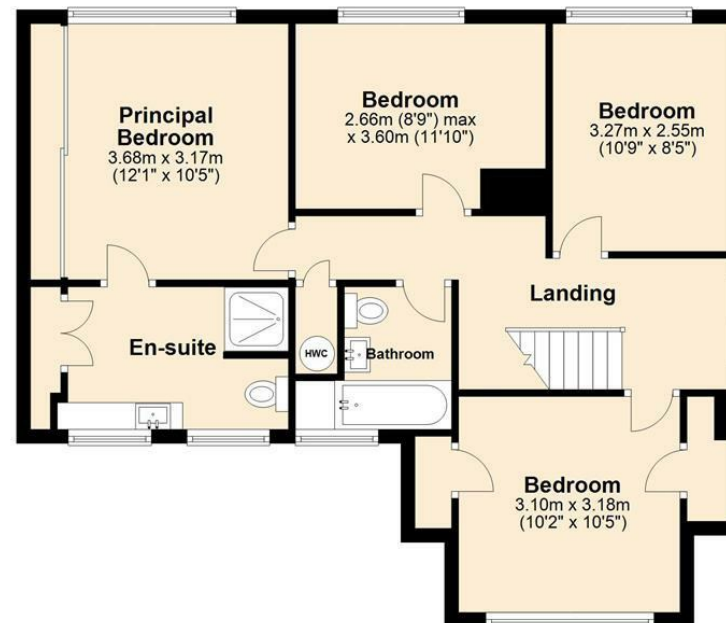
Ground Floor

Approx. 80.2 sq. metres (863.1 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



Total area: approx. 148.9 sq. metres (1602.9 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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