



**Autumn Glades, Leverstock Green, HP3 8UB**  
**Asking price £375,000**

**Sears & Co**  
estate & letting agents

A WELL PROPORTIONED two bedroom end of terrace family home, situated in this popular CUL DE SAC position on Autumn Glades, Leverstock Green, HP3.

Accommodation includes an entrance hallway, OPEN PLAN living/dining room, kitchen with INTEGRATED APPLIANCES, downstairs w/c, two DOUBLE BEDROOMS and a family bathroom. Externally the property further benefits from a private rear garden and a garage located in a nearby block. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

### Front Door

### Entrance Hallway

Radiator. Wood effect flooring. Access into the kitchen, w/c and living room.

### Living Room

Two double glazed windows. Double glazed door leading to the rear garden. Radiator. Wood effect flooring. Storage cupboard. Stairs rising to the first floor accommodation.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Tiling to splash back areas. Integrated gas hob with extractor over. Integrated low level fridge, freezer and slimline washing machine. Tile effect flooring. Recessed down lighting.

### W/C

Double glazed window. Radiator. Low level w/c. Wash hand basin with mixer tap. Tile effect flooring.

### Landing

Access into all rooms.

### Bedroom One

Two double glazed windows. Radiator. Built in wardrobes.

### Bedroom Two

Three double glazed windows. Radiator. Built in wardrobes.

### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with glass screen and shower over, freestanding wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Chrome heated towel rail. Recessed down lighting.

### To The Rear

A private rear garden laid with areas of lawn and decking. Enclosed by timber panel fencing. Gated side access.

### Garage

The property further benefits from a garage with power and lighting.

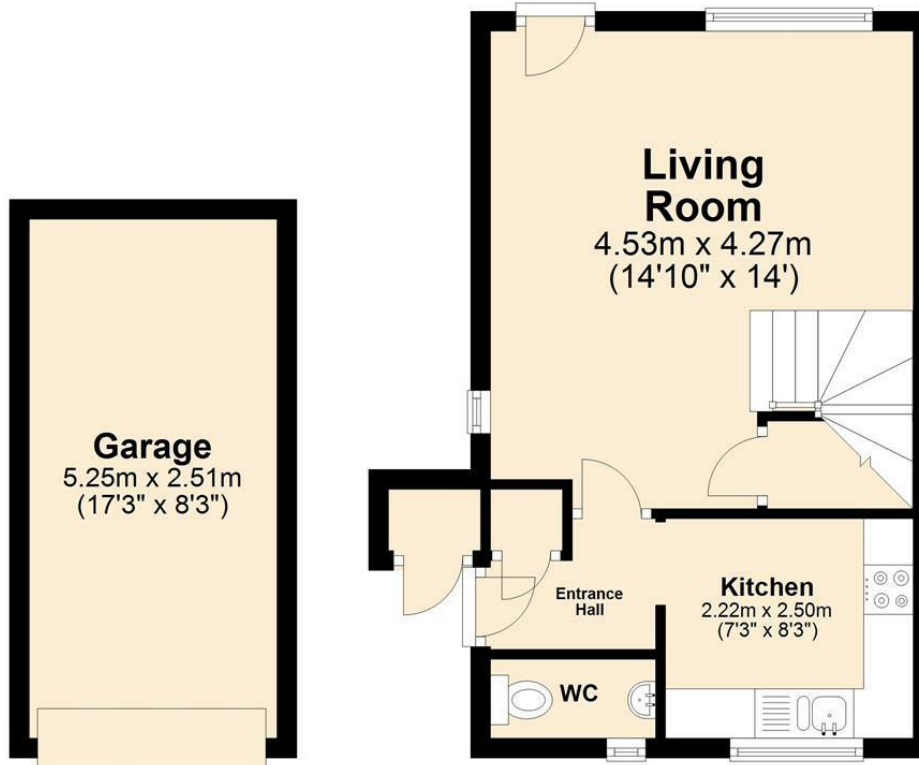


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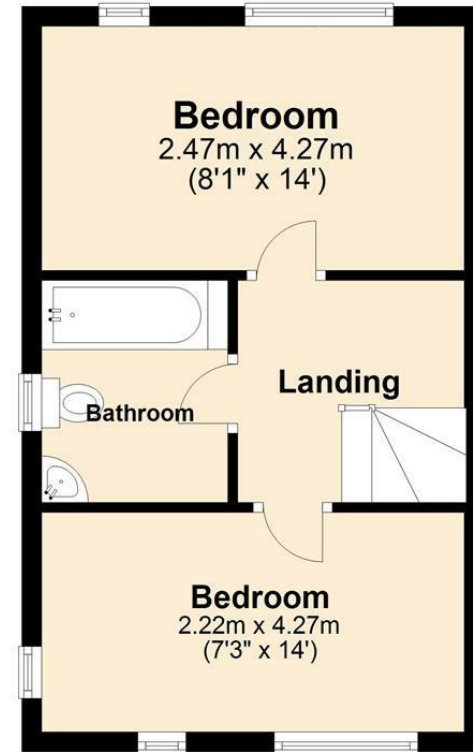
### Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



**Total area: approx. 74.8 sq. metres (805.2 sq. feet)**

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

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

