



Chartridge Way, Leverstock Green, HP2 4NS
Asking price £600,000

Sears & Co
estate & letting agents



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AN EXTENDED and SUPBERLY PRESENTED three/four bedroom semi detached family home situated in this popular position on Chartridge Way, Leverstock Green, HP2. Accommodation includes an entrance hallway, OPEN PLAN living and dining areas, LUXURIOUSLY appointed kitchen with INTEGRATED APPLIANCES, utility room, downstairs w/c, bedroom four/family room, three WELL PROPORTIONED first floor bedrooms and a REFITTED family bathroom. Externally the property benefits from a private rear garden and DRIVEWAY parking. Contact SOLE appointed selling agents Sears & Co to arrange your viewing. Council tax band D.

Front Door

Entrance Hallway

Double glazed window. Radiator. Wood effect flooring. Stairs rising to the first floor accommodation. Access into the w/c, living and dining areas.

Living Area

Double glazed window. Wood effect flooring. Two radiators. Double glazed bifolding doors leading to the garden. Open plan into the dining area.

Dining Area

Two radiators. Wood effect flooring. Recessed down lighting. Access into the utility room, bedroom four/family room and the kitchen area.

Kitchen

Double glazed bifolding doors leading to the garden. Fitted with a range of eye and base level units with quartz work surfaces over. Stainless steel sink with filtered mixer tap. Two integrated combi ovens and a warming draw. Gas hob with

extractor over. Integrated fridge freezer, dishwasher and wine cooler. Wood effect flooring. Recessed down lighting.

Utility Room

Fitted with a range of eye and base level units with work surfaces over also forming upstands. Space for a washing machine, tumble dryer and low level fridge or freezer. Tiled flooring. Recessed down lighting. Extractor fan.

W/C

Low level w/c. Freestanding wash hand basin. Tiled flooring. Extractor fan.

Bedroom Four/Family Room

Double glazed window. Radiator. Recessed down lighting.

First Floor Landing

Double glazed window. Access into all rooms.

Bedroom One

Double glazed window. Radiator. Two storage cupboards.

Bedroom Two

Double glazed window. Radiator. Storage cupboard.

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 attachment over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled flooring. Tiled walls.

To The Rear

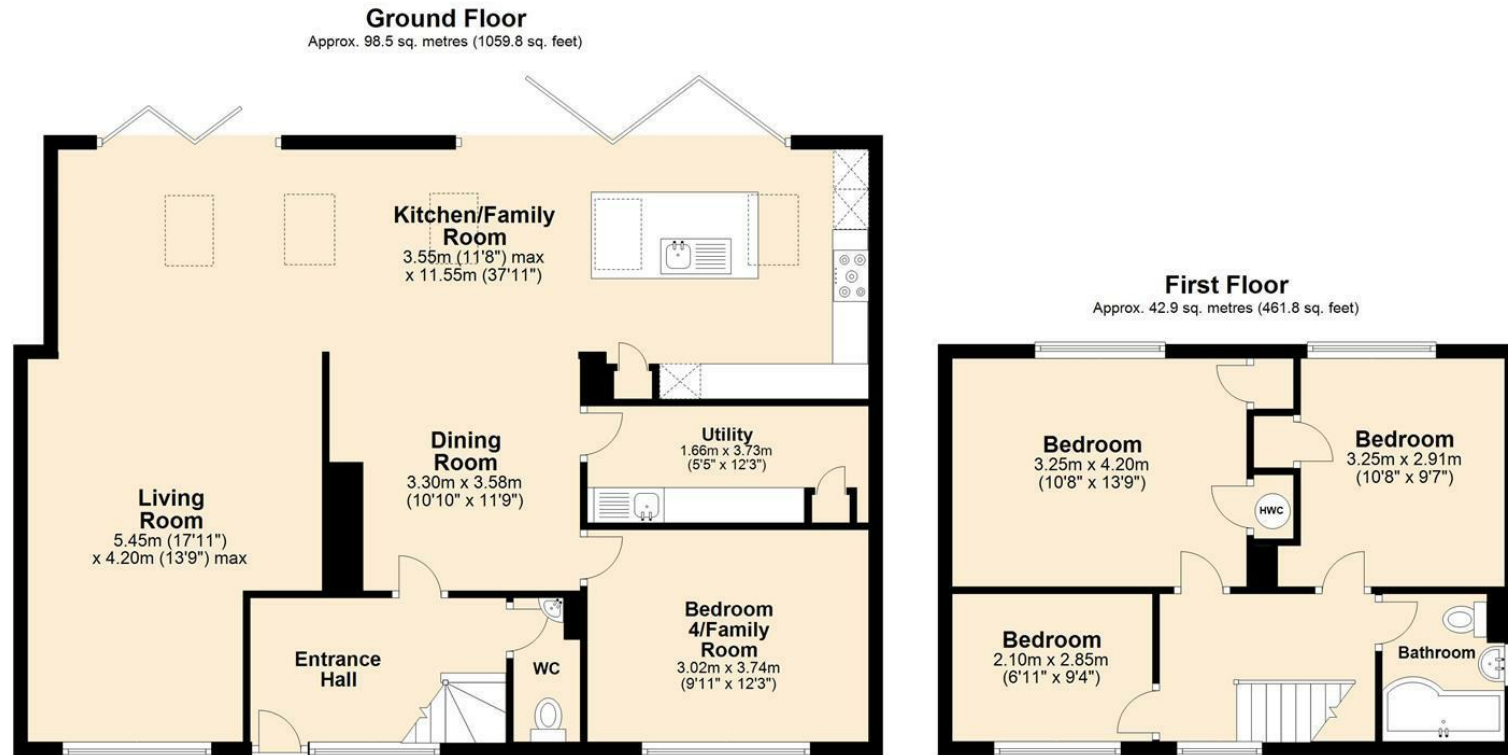
A private garden arranged with an area of patio, lawn and planted boarder. Planted boarder. Enclosed by timber panel fencing and part walled. Outside light. Shed. Gated side access.

To The Front

An area of block paved frontage providing driveway parking. Mature planted boarder. Enclosed by timber panel fencing.







Total area: approx. 141.4 sq. metres (1521.6 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	76 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		