



**Leverstock Green Road, Leverstock Green, HP3 8PR**  
**Asking price £700,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

A superbly presented, four bedroom detached property situated on an elevated plot in exclusive Leverstock Green, with an exceptional frontage providing parking. The layout currently comprises an entrance hallway, downstairs shower room, refitted kitchen, 23FT open plan living/dining room, conservatory, four well proportioned bedrooms and a family bathroom. Externally the property further benefits from driveway parking a 16FT garage, private garden with raised/partly covered decking utilised as space for a hot tub and a useful garden/office building located at the gardens end. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

#### **Front Door**

#### **Entrance Hallway**

Wood effect flooring. Radiator. Under stairs storage cupboard. Stairs rising to the first floor accommodation. Access to the living room, kitchen, downstairs shower room and a courtesy door to the garage.

#### **Downstairs Shower Room**

Double glazed window. Fitted with a low level w/c, pedestal wash hand basin and a shower area. Radiator. Tiled flooring. Tiled walls.

#### **Kitchen**

Double glazed door to the side aspect. Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming up stands. Sink and drainer unit with mixer tap. Two integrated ovens, electric induction hob and an extractor over. Integrated dishwasher & fridge. Wood effect flooring.

#### **Living/Dining Room**

Two double glazed windows. Double glazed doors leading to the conservatory. Two radiators. Wood effect flooring.

#### **Conservatory**

Single door to the side aspect and double doors to the rear aspect. Radiator.

#### **First Floor Landing**

Double glazed window. Access to the loft. Airing cupboard. Access to the four bedrooms and bathroom.

#### **Bedroom**

Double glazed window. Radiator. Fitted wardrobes with sliding doors.

#### **Bedroom**

Double glazed window. Radiator. Wood effect flooring.

#### **Bedroom**

Double glazed window. Radiator.

#### **Bedroom**

Double glazed window. Radiator. Wardrobe.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, low level w/c and a pedestal wash hand basin. Radiator. Tiled flooring. Tiled walls.

#### **To The Front**

An area of frontage partly enclosed by a brick wall and laid with block style paving providing parking leading to the front door and gated side access.

#### **Garage**

Accessed via an electric door to the front and courtesy doors from the entrance hallway and garden. Power & Lighting. Space for a washing machine. Central heating boiler.

#### **To The Rear**

The garden is arranged with areas of patio, lawn and slate clippings enclosed by timber panel fencing. Raised decking providing access to the outbuilding and space for the hot tub. Shed. Outside lighting. Gated side access.

#### **Outbuilding**

Accessed via a double glazed door. Power & lighting.





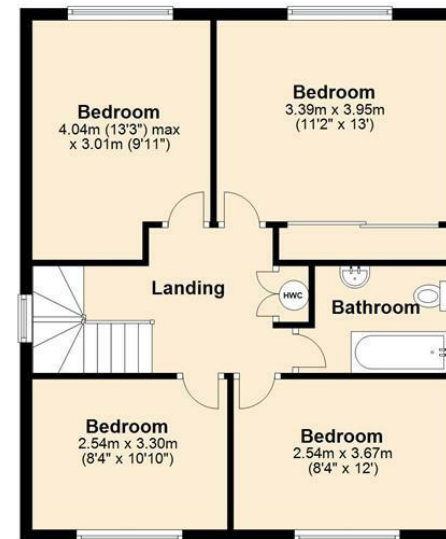
### Ground Floor

Approx. 102.5 sq. metres (1102.9 sq. feet)



### First Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 163.1 sq. metres (1755.2 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	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		