



Kinderscout, Leverstock Green, HP3 8HW
Asking price £825,000

Sears & Co
estate & letting agents



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**** NO UPPER SALES CHAIN ****

AN ATTRACTIVE and EXTENDED four bedroom detached family home situated in this desirable position on Kinderscout, Leverstock Green, HP3, with accommodation spanning in excess of 2100SQFT.

Accommodation includes an entrance porch, entrance hallway, 19FT DUAL ASPECT living room, dining room, WELL APPOINTED kitchen/breakfast room, utility room, study, w/c, principal bedroom with EN SUITE, three double bedrooms and a REFITTED family bathroom.

Externally the property further benefits from an area of frontage partly utilised as driveway parking, an area of front garden, DOUBLE GARAGE with electric door and a MATURE private rear garden. Council tax band G. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Entrance Porch

Double glazed window. Recessed down light. Radiator. Two storage cupboards. Access into the entrance hallway.

Entrance Hallway

Under stair storage cupboard. Radiator. Stairs rising to the first floor accommodation. Access into the study, w/c, dining room and living room.

Living Room

Three double glazed windows. Two radiators. Gas fireplace.

Dining Room

Double glazed door leading to the rear garden.

Conservatory style windows. Radiator. Sliding door into the living room. Access into the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven. Integrated hob with extractor over. One and a half bowl ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Sliding door into the utility room.

Utility Room

Double glazed window. Double glazed door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Space for a low level fridge, freezer and washing machine. Tiling to splash back areas. Tiled flooring.

Study

Double glazed window. Radiator. Recessed down lighting.

W/C

Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Radiator. Extractor fan.

First Floor Landing

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

Principal Bedroom

Double glazed window. Radiator. Built in storage cupboard. Access into the en suite.

En Suite

Double glazed window. Fitted with a three piece

white suite to include a 'p' shaped panel enclosed shower bath with glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Bedroom

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a 'p' shaped panel enclosed shower bath with glass screen, cabinet enclosed wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

To The Front

An area of block paving providing driveway parking. An area of loose stones. Raised planted beds.

Double Garage

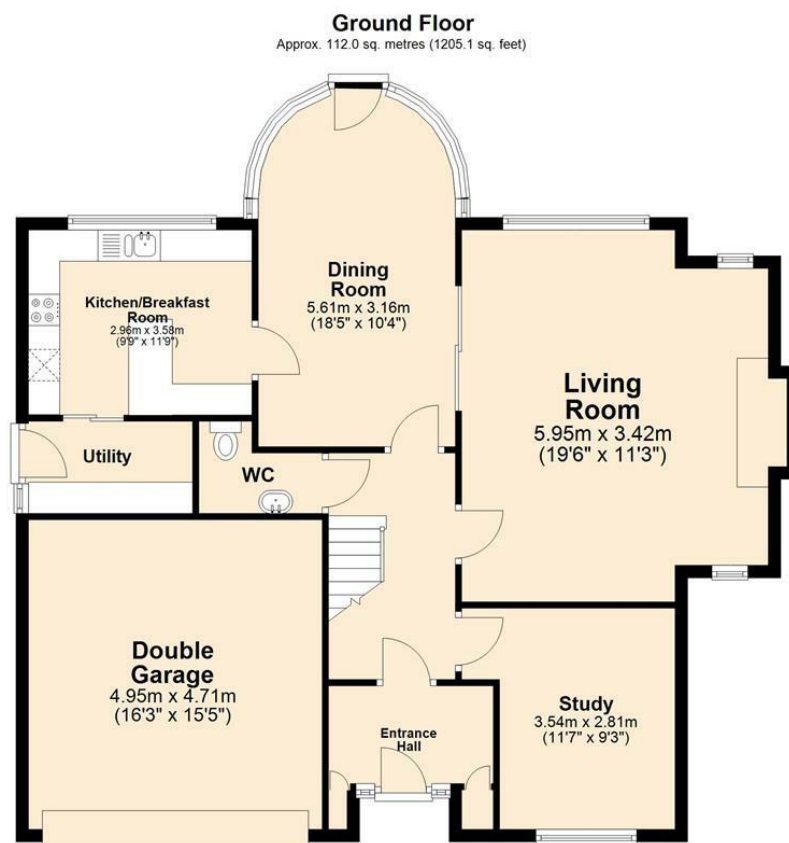
Accessed via an electric 'up and over' door. Power and lighting.

To The Rear

A private garden arranged with areas of block paved patio and lawn. Mature planted borders. Enclosed primarily by timber panel fencing. Two outside taps. Outside lighting.







Total area: approx. 195.4 sq. metres (2102.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

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