



Chambersbury Lane, Leverstock Green, HP3 8LW
Asking price £950,000

Sears & Co
estate & letting agents



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Sears & Co

AN IMPOSING and IMPRESSIVE five bedroom detached family home situated in an EXCLUSIVE position on Chambersbury Lane, Leverstock Green with accommodation spanning in excess of 2200SQFT.

The layout currently comprises an entrance hallway, 21FT living room, LUXURIOUSLY APPOINTED kitchen/dining room with ATRIUM style window, utility room, study, family room and a downstairs w/c. The first floor includes the principal bedroom with EN SUITE, three further bedrooms and a family bathroom with a four piece white suite. The second floor is occupied by a further bedroom with an EN SUITE.

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

Front Door

Entrance Hallway

Tiled flooring. Recessed down lighting. Under floor heating. Stairs rising to the first floor accommodation. Access into the study, family room, w/c, kitchen area and living room.

Living Room

Double glazed window. Double glazed doors leading to the rear garden. Wood effect flooring. Fireplace. Under floor heating.

Kitchen Area

Two double glazed windows. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands and an island. Integrated dishwasher. Integrated double oven. Integrated gas hob with extractor over. Space for a freestanding fridge freezer. One and a quarter bowl stainless steel sink with drainer unit and mixer tap. Tiled flooring. Recessed down lighting. Access into the utility room. Open plan to the dining area.

Dining Area

Double glazed atrium style window. Under floor heating. Double glazed door leading to the rear garden.

Utility Room

Double glazed door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Stainless steel sink with drainer unit and mixer tap. Space for a tumble dryer and washing machine. Under floor heating. Recessed down lighting. Extractor fan.

W/C

Double glazed window. Fitted with a freestanding wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Extractor fan.

Study

Double glazed window. Wood effect flooring. Storage cupboard. Under floor heating.

Family Room

Double glazed window. Wood effect flooring. Under floor heating.

First Floor Landing

Double glazed window. Storage cupboard. Radiator. Stairs rising to the second floor accommodation. Access into the principal bedroom, three further bedrooms and the family bathroom.

Principal Bedroom

Double glazed window. Double glazed door with 'juliet' balcony. Two radiators. Access into the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure with glass screen, freestanding wash hand basin and a low level w/c. Tile effect flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator.

Bedroom

Two double glazed windows. Radiator. Built in wardrobes.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath, shower enclosure with glass screen, freestanding wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Vinyl flooring. Recessed down lighting. Extractor fan.

Second Floor Landing

Double glazed window. Two storage cupboards. Access into the second floor bedroom.

Bedroom

Three velux windows. Radiator. Access into the en suite.

En Suite

Velux window. Fitted with a three piece suite to include a panel enclosed bath, freestanding wash hand basin and a low level w/c. Tile effect flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting. Extractor fan. Storage cupboard.

To The Front

An area of cobble style block paving providing driveway parking for two cars. An area of frontage laid with lawn. An area of loose stones. Gated side access.

To The Rear

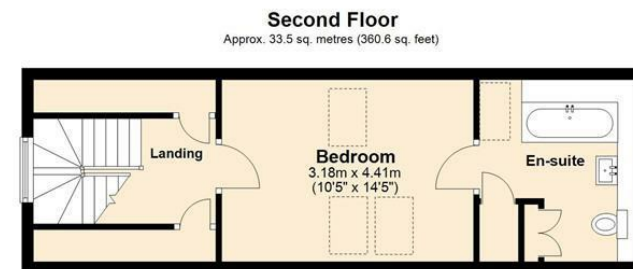
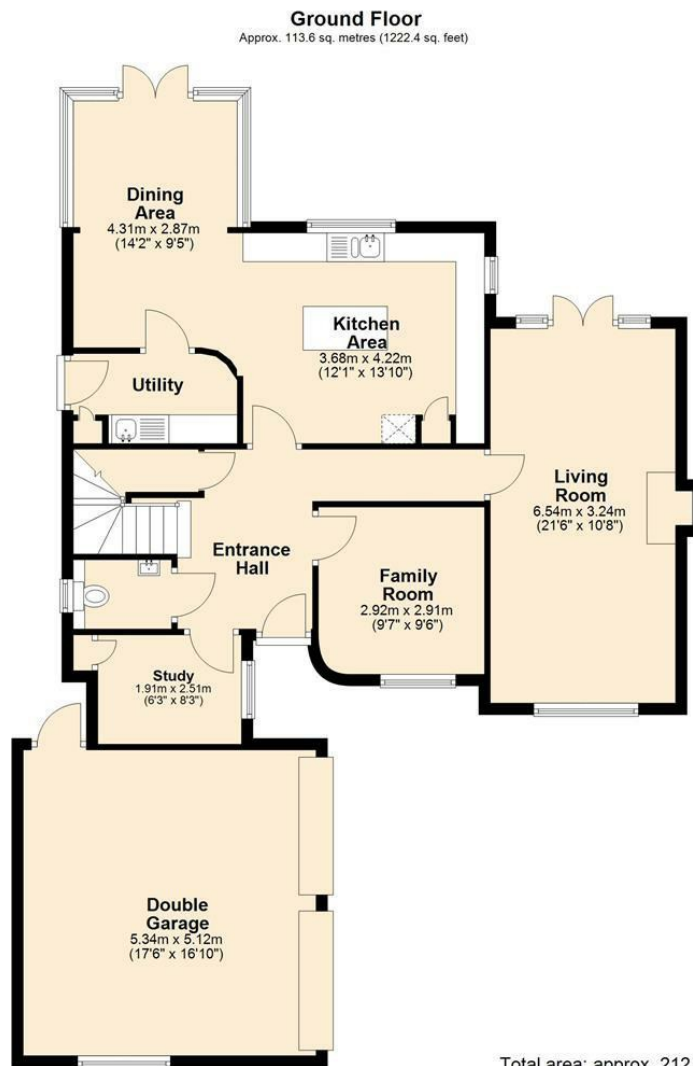
A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by timber panel fencing. Outside light. Outside tap. Outside power socket. Gated side access. Courtesy door to the garage.

Garage

Double glazed window. Accessed via two electric 'up and over' doors. Also accessed via a courtesy door from the side access/garden. Power and lighting.







Total area: approx. 212.3 sq. metres (2284.7 sq. feet)

This 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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		