



**Chambersbury Lane, Leverstock Green, HP3 8BQ**  
**Asking price £650,000**

**Sears & Co**  
estate & letting agents





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**Sears & Co**

AN EXTENDED and SUPERBLY PRESENTED three/four bedroom detached family home situated in this PRIME position on Chambersbury Lane, Leverstock Green, HP3 with accommodation spanning in excess of 1400 SQFT.

Accommodation includes an entrance hallway, well appointed 28FT living room, MODERN kitchen, dining area, bedroom four/study with en suite shower room, principal bedroom with EN SUITE shower room, two further bedrooms and a REFITTED family bathroom. Externally the property further benefits from DRIVEWAY PARKING and a DELIGHTFUL private rear garden with a useful storage room. Council tax band F. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Planning permission granted for an extension, details of which can be found on the Dacorum website using reference - 23/00610/FHA

#### **Front Door**

#### **Entrance Hallway**

Built in foot mat. Karndean wood effect flooring. Access to bedroom four/study and living room.

#### **Living Room**

Two double glazed windows. Two velux windows. Three radiators. Karndean wood effect flooring. Access to the kitchen/dining room.

#### **Kitchen/Dining Room**

Double glazed window. Double glazed bi folding doors leading to the rear garden. Fitted with a range of eye and base level units with corian work surfaces over also forming upstands,

drainer groves, window sill and a breakfast bar. Two integrated 'Neff' ovens. Integrated 'Neff' hob with 'Neff' extractor over. Integrated 'Neff' microwave. Integrated dishwasher. Integrated fridge freezer. Space for a freestanding washing machine. One and a half bowl stainless steel sink with mixer tap. Tiled flooring. Recessed down lighting. Vertical radiator. Underfloor heating. Under stair storage cupboard. Stairs rising to the first floor accommodation.

#### **Bedroom Four/Study**

Double glazed window. Two velux windows. Radiator. Karndean wood effect flooring. Recessed down lighting. Access to the en suite shower room.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a shower tray with shower over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

#### **First Floor Landing**

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

#### **Principal Bedroom**

Two double glazed windows. Vertical radiator. Built in wardrobes with sliding doors. Access to the en suite.

#### **En Suite**

Double glazed window. Fitted with a three piece suite to include a shower tray with shower over, wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Recessed down lighting. Underfloor heating.

#### **Bedroom Two**

Double glazed window. Radiator.

#### **Bedroom Three**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece suite to include a tile enclosed bath with shower over, inset wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Recessed down lighting. Radiator. Underfloor heating.

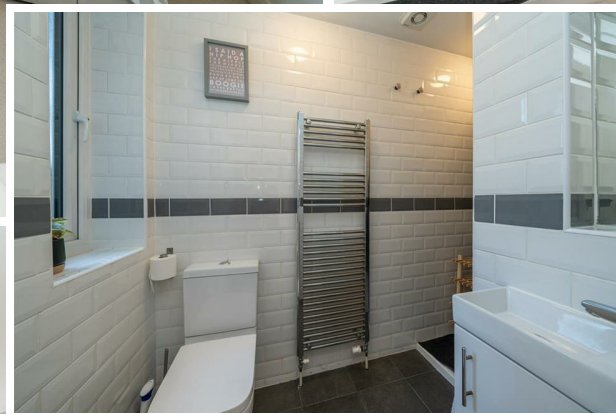
#### **To The Front**

An area of frontage, primarily laid with loose stones, providing driveway parking. Planted borders. Gated side access.

#### **To The Rear**

A private garden arranged with areas of patio, lawn and loose stones. Planted beds. Enclosed by timber panel fencing. Outside tap. Outside light. Courtesy door to storage room. Gated side access.

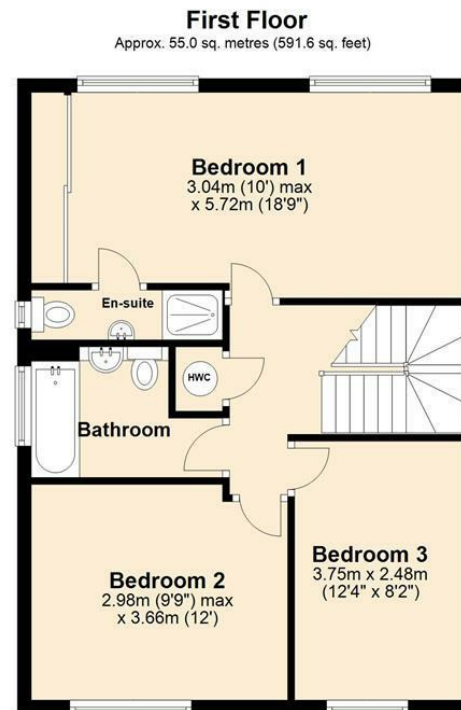
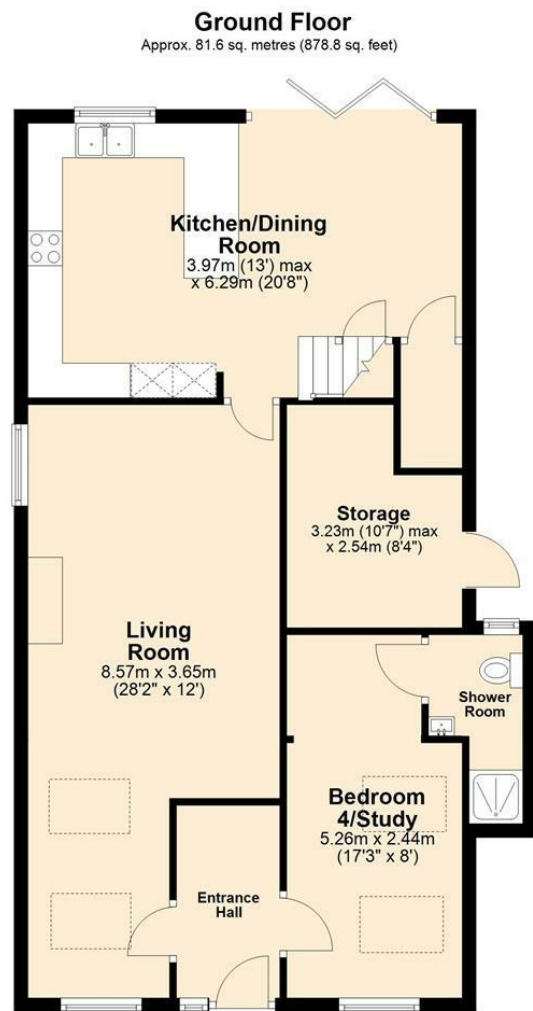












Total area: approx. 136.6 sq. metres (1470.4 sq. feet)

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.

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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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		