





£410,000

With NO UPPER CHAIN and located within the desirable area of LEVERSTOCK GREEN, Michael Anthony Estate Agents are delighted to offer this three-bedroom end of terrace family home with DRIVEWAY PARKING for multiple cars. Alongside the conservatory, downstairs also boasts a spacious lounge/diner with gas fire complimented by brick surrounds, separate kitchen and downstairs W.C. Upstairs are two double rooms, a good size third bedroom and a generous family bathroom with a large corner bath. The patio garden allows easy maintenance and houses a brick-built storage shed. With popular schools within walking distance and local amenities close by, viewings are highly advised.

Property Description

ENTRANCE

UPVC double glazed door and window to entrance porch, door to:

ENTRANCE HALL

Stairs to first floor, under stairs storage space, storage cupboard, recessed spot lights.

CLOAKROOM

Comprising a Low level WC, wash hand basin.

LOUNGE/DINER

Set in two defined areas.

LOUNGE

With double glazed window to the front, feature fireplace and surround with inset gas fire, radiator, TV point.

DINING AREA

With double glazed sliding doors to the conservatory, radiator, thermostat control.

CONSERVATORY

A full width double glazed conservatory set on a half brick base, with double doors and single door to garden.

KITCHEN

Range of base and eye level units with work surface over, display shelving, part tiled walls, one and a half stainless steel sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, integrated oven and gas hob with extractor over, recessed spot lighting, sliding door to conservatory.

LANDING

Access to loft space, storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. fitted wardrobes with overhead storage, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to front aspect. Built in storage cupboard, radiator.

BATHROOM

Three piece suite comprising low level WC., pedestal wash hand basin, corner bath with electric shower over, tiled walls and floor, two double glazed windows to the rear, radiator.

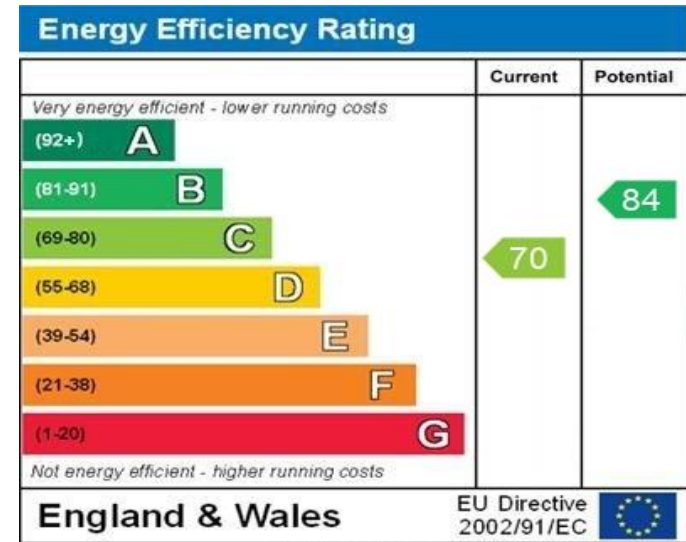
OUTSIDE

FRONT GARDEN

Block paved driveway to front providing off road parking for several vehicles.

REAR GARDEN

A fully enclosed rear garden. Paved for low maintenance, gated rear access, brick storage shed, outside power points and lights.



WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk