





**Offers in Excess of
£425,000**

Situated in this highly sought after Leverstock Green location, This larger than average family home boasts a spacious lounge with separate dining area, fitted kitchen, utility room, downstairs cloakroom, three double bedrooms and a modern family bathroom, with a southerly facing garden and located within easy reach of desired local schools, shops and the M1 motorway. Viewings highly advised.

Property Description

Entrance

Part glazed door leading to:

Entrance Hall

Doors to all rooms, Stairs rising to first floor, Radiator.

Cloakroom

Double glazed window, Low Level W.C, Wall mounted wash hand basin with tiled splash back. Wall mounted gas boiler.

Lounge

Double glazed bay window to front, Radiator.

Dining Room

Double glazed window to rear, Double glazed sliding patio doors to rear, Radiator.

Kitchen

Base and wall mounted units, built in oven, built in gas hob with extractor fan overhead, built in fridge, stainless steel sink with tap and drainer. Breakfast bar.

Utility room

Space for washing machine and Tumble dryer, Wood effect flooring.

Bedroom One

Double glazed window to front, Radiator.

Bedroom Two

Double glazed window to rear, built in storage cupboard, Radiator.

Bedroom Three

Double glazed window to front, Built in storage cupboard, Airing cupboard, Radiator.

Family Bathroom

Double glazed obscured window to rear, Low level W.C, Wash hand basin set in vanity unit, panelled bath with mixer taps and shower overhead. Partly tiled walls, tiled floor, Radiator.

Outside

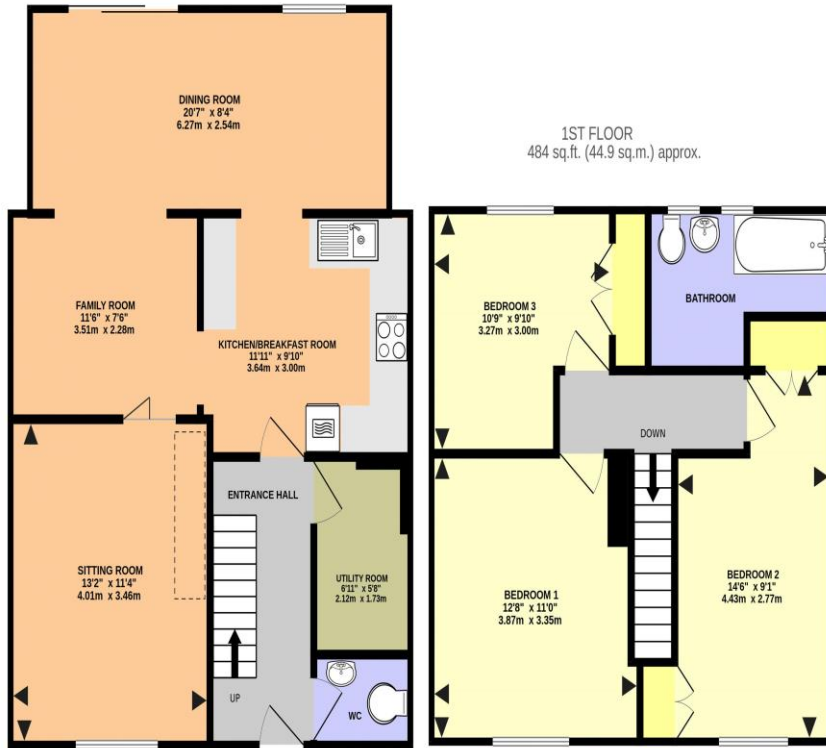
Driveway

Block paved driveway for two cars. Step leading to front door with storm porch over.

Rear Garden

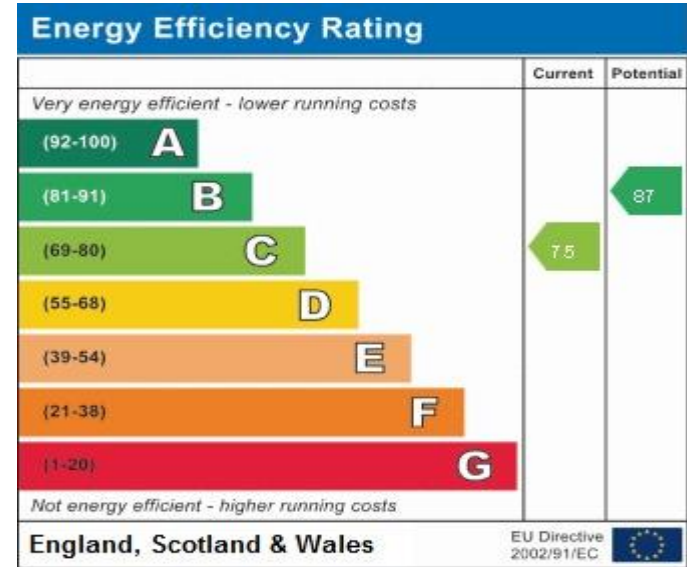
Patio and Lawn areas.

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



MICKLEFIELD ROAD, HEMEL HEMPSTEAD HP2 4PG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.
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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.

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