





£425,000

Set in the highly sought after area of Leverstock Green close to green spaces, local amenities and excellent motorway links, this beautifully presented three double bedroom larger than average family home has been refurbished throughout, comprising front to back lounge/dining room, separate kitchen, utility and a study. Additionally, the property boasts a generous family bathroom with bath and separate shower and three good sized bedrooms, as well as low maintenance landscaped gardens, garage and private car port.

Property Description

Entrance Porch

Double glazed windows and door to:

Entrance Hall

Stairs rising to first floor, radiator, laminate flooring. Doors to Kitchen and Study

Study

Frosted double glazed window to front, storage cupboard, laminate flooring.

Kitchen

Double glazed window to rear, range of floor standing and wall mounted units with roll edged work tops over, stainless steel sink with drainer, integrated fridge freezer, integrated double ovens and gas hob with extractor fan over. Space for dishwasher, tiled splash backs and tiled floor, radiator, doors to lounge/dining room & Utility.

Utility

Double glazed windows to rear and side, part glazed door to garden, work top with space & plumbing below for washing machine & tumble dryer. Radiator.

Lounge/Dining room

Double glazed window to front, double glazed sliding doors to rear garden, electric feature fireplace, radiator.

Landing

Access to part-boarded loft space, storage cupboard housing wall mounted gas boiler, doors to bedrooms and bathroom

Bedroom One

Triple glazed window to front, radiator.

Bedroom Two

Triple glazed window to front, storage compartment, radiator.

Bedroom Three

Triple glazed window to rear, range of built in wardrobes, radiator.

Bathroom

Two frosted double glazed windows to rear aspect, low level WC, hand wash basin in vanity unit, panel bath, separate shower unit. Tiled walls, extractor fan, mirror with built in lighting.

OUTSIDE

Front Garden

Low maintenance decorative pebble, path to front porch enclosed in hedging.

Rear Garden

Beautifully landscaped low maintenance garden with patio area, steps rising to artificial lawn with raised flower & shrub beds, additional decorative shingled area. Steps leading to car port and personal door to garage.

Car Port & Garage

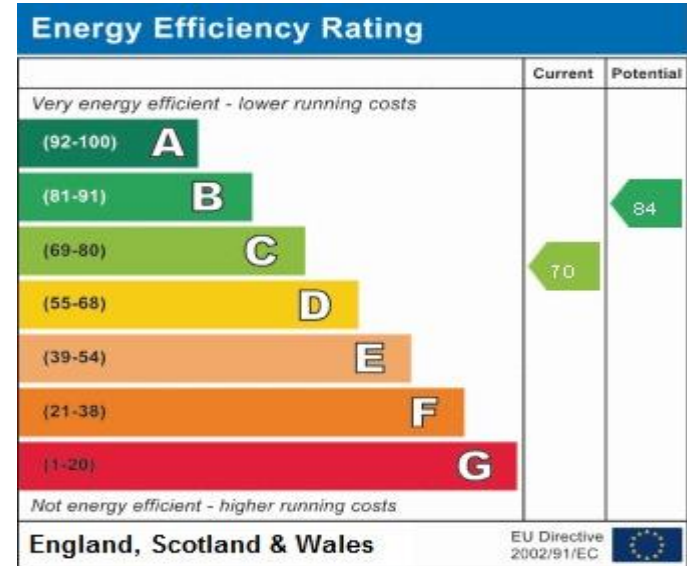
Set at the rear of the property, the covered car port provides parking for one car and is secured from the road by an up & over door and parking outside the car port is a possibility. The garage also has an up & over door for vehicular access, a personal door to the garden and power & lighting.

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



ST MARGARETS WAY, HEMEL HEMPSTEAD HP2 4PA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.
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