







## Offers in the Region Of £885,000

Set in a quiet cul-de-sac in the highly sought after Leverstock Green just a short walk from the village centre & next to Bunkers Park nature reserve, this beautifully presented Six Bedroom family home offers a wealth of flexible living accommodation. Briefly comprising Kitchen/Dining room, Utility, Lounge, Garden Room, Snug and Study. The Principal bedroom is equipped with an ensuite while outside the stunning landscaped, low maintenance garden offers total privacy from neighbouring properties. With driveway parking for multiple cars and a double length detached garaged, this home meets every need for the modern family.



# Property Description

## **ENTRANCE**

Door with storm porch over to:

## **ENTRANCE HALL**

Two double glazed windows to front aspect. Stairs rising to first floor, radiator, solid oak doors to cloakroom, kitchen/dining room and lounge.

## **LOUNGE**

Double glazed bay window to front aspect. Radiator, electric fireplace with marble surround.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, part tiled walls, tiled floor.

## **KITCHEN/DINING ROOM**

Double glazed window to rear aspect, Velux windows to vaulted ceiling. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, double stainless steel sink unit with drainer, integrated Neff: induction hob with extractor fan over, electric double oven, microwave and warming drawer; integrated dishwasher, space for fridge freezer, six seater breakfast bar, solid oak door to utility, openings to garden room and snug, radiator, under stairs storage cupboard.

## **UTILITY**

UPVC double glazed door to side. Work surface with space for washing machine and tumble dryer below, wall-mounted cupboard housing gas boiler, tiled walls.

## **GARDEN ROOM**

Two double glazed doors to garden, Velux window. Radiator.

## **SNUG**

Double glazed window to rear aspect. Radiator, solid oak door to study.

## **STUDY**

Double glazed window to front aspect. Radiator.

## **LANDING**

Airing cupboard housing hot water cylinder, two loft hatches- one with ladder to boarded loft space. Solid oak doors to:

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, door to en-suite.

## **EN-SUITE**

Low level WC pedestal wash hand basin, shower unit with power shower, extractor fan, wall-mounted storage cupboard, heated towel rail, tiled walls.

## **BEDROOM TWO**

Two double glazed windows to front aspect. Radiator, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM FIVE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM SIX**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BATHROOM**

Double glazed frosted window to side aspect. Low level WC, freestanding bath, shower unit with power shower, wash hand basin with storage below, heated towel rail, extractor fan, tiled walls and floor.

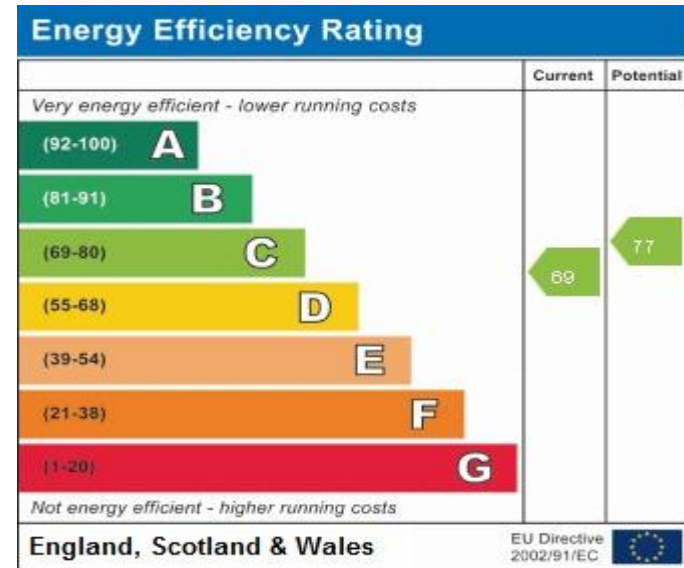
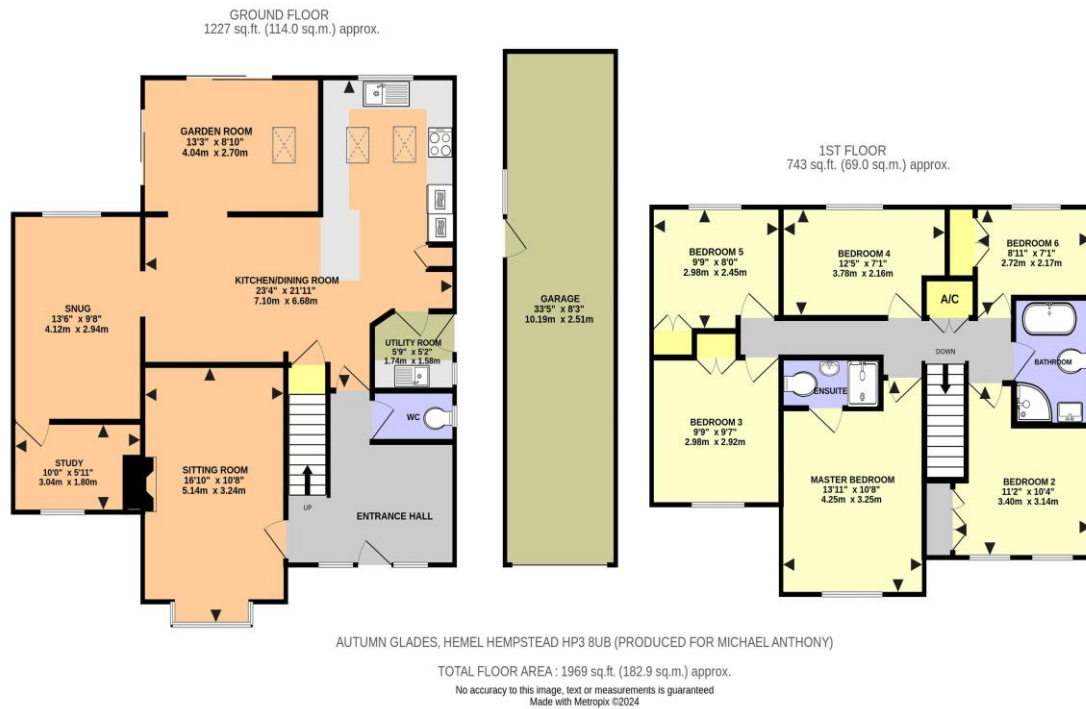
## **OUTSIDE**

## **GARAGE/PARKING**

Double length garage with electric roller shutter door, power and lighting, courtesy door. Block paved driveway providing parking for multiple vehicles, outside light, gated side access.

## **REAR GARDEN**

Landscaped wrap around garden with patio and artificial lawn areas with stone, flower and shrub borders, decked dining area, barbeque area, granite water feature, timber storage shed, outside light, outside tap.



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