





**£525,000**

Set in the highly sought after LEVERSTOCK GREEN area close to a host of local amenities & schools and within easy reach of the M1 this three bedroom family home briefly comprises lounge, kitchen/dining room, downstairs WC, family bathroom, driveway parking and a beautiful mature rear garden complete with converted garage, now in use as a home office.

# Property Description

## **ENTRANCE PORCH**

Double glazed door and windows on low level brick base. Part glazed front door to:

## **ENTRANCE HALL**

Stairs to first floor, radiator, glazed door to lounge and kitchen, door to cloakroom, glazing to lounge.

## **CLOAKROOM**

Frosted double glazed window to side aspect. Low level w.c., wall mounted wash hand basin, electric radiator.

## **LOUNGE**

Double glazed windows to front and rear aspects. Feature fireplace, parquet flooring, radiators, glazed door to kitchen,.

## **KITCHEN/DINER**

Windows to side and rear aspects, double glazed door to garden. Range of floor and wall mounted units with roll edge work surface over, one and a half bowl stainless steel single drainer sink, electric double oven, gas hob with extractor fan over, space for fridge/freezer, space for dishwasher.

## **LANDING**

Frosted double glazed window to side aspect. Access to loft space, storage cupboard, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to rear aspect. Range of built in wardrobes and storage cupboard, radiator.

## **BEDROOM TWO**

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

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, storage cupboard.

## **BATHROOM**

Frosted double glazed window to front. Low level w.c., wash hand basin in vanity unit, panelled bath with shower over, tiled walls and floor, extractor fan, underfloor heating.

## **OUTSIDE**

### **GARDEN STUDIO/OFFICE**

Double glazed window to rear aspect. Wood effect flooring, power and light.

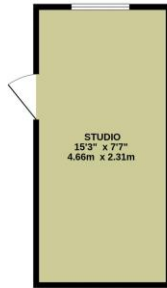
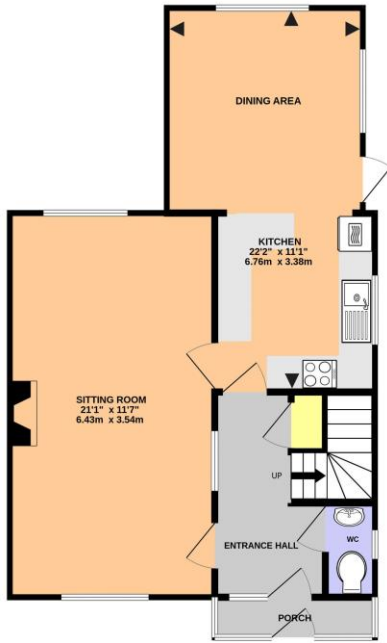
### **FRONT GARDEN**

Block paved driveway providing off road parking for two cars. Gated side access, lawn with flower and shrub border.

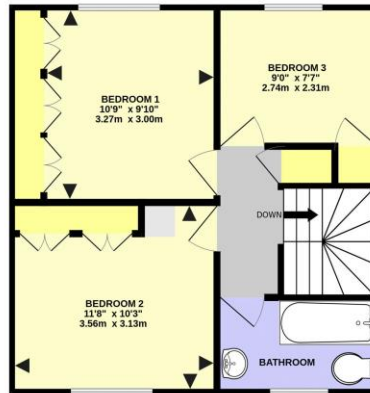
### **REAR GARDEN**

Beautifully landscaped with patio leading to lawn complete with flower and shrub beds and borders. To the rear artificial grass and decking, timber storage shed.

GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

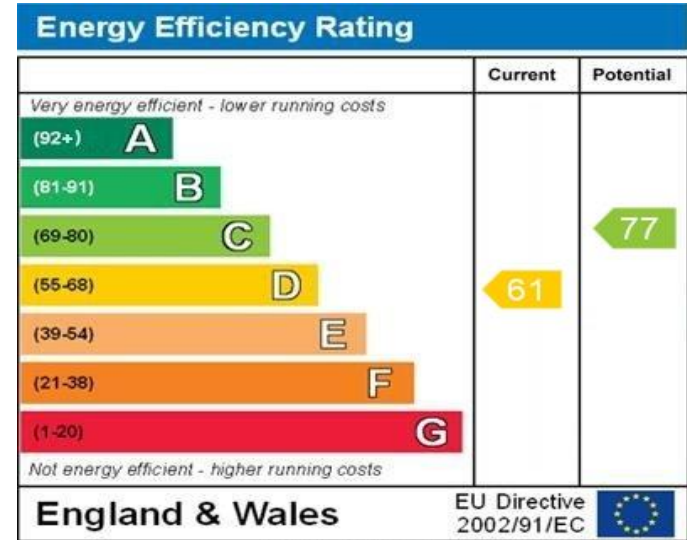


1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



RANT MEADOW, HEMEL HEMPSTEAD HP3 8PQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.  
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