





**£375,000**

Set in the ever-popular Leverstock Green, this well proportioned three bedroom house is need of some modernisation, offering great potential to create a wonderful family home. Briefly comprising three double bedrooms, plenty of built in storage, lounge, dining room, kitchen, study/utility and downstairs WC, the property also benefits from front & rear gardens and parking in nearby bays. NO ONWARD CHAIN

# Property Description

## **ENTRANCE PORCH**

Double glazed frosted window to front aspect, tiled floor, part glazed composite door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard, radiator, doors to utility and kitchen.

## **UTILITY**

A range of floor standing units with work surface over, space for tumble dryer and fridge freezer, radiator, door to:

## **WC**

Double glazed frosted window to front aspect. Low level WC, wash hand basin, heated towel rail, part tiled walls, tiled floor, extractor fan.

## **KITCHEN**

Double glazed window and part glazed frosted door to rear. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, space for washing machine, electric double oven, electric hob with extractor fan over, door to dining room.

## **DINING ROOM**

Double glazed double doors to rear. Door to lounge, radiator.

## **LOUNGE**

Double glazed window to front aspect. Radiator, brick fireplace with gas fire.

## **LANDING**

Doors to bedrooms and bathroom, access to loft space via ladder.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, a range of built-in wardrobes and units.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator, wall-mounted gas boiler, built-in wardrobe housing hot water cylinder,

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator, a range of built-in wardrobes.

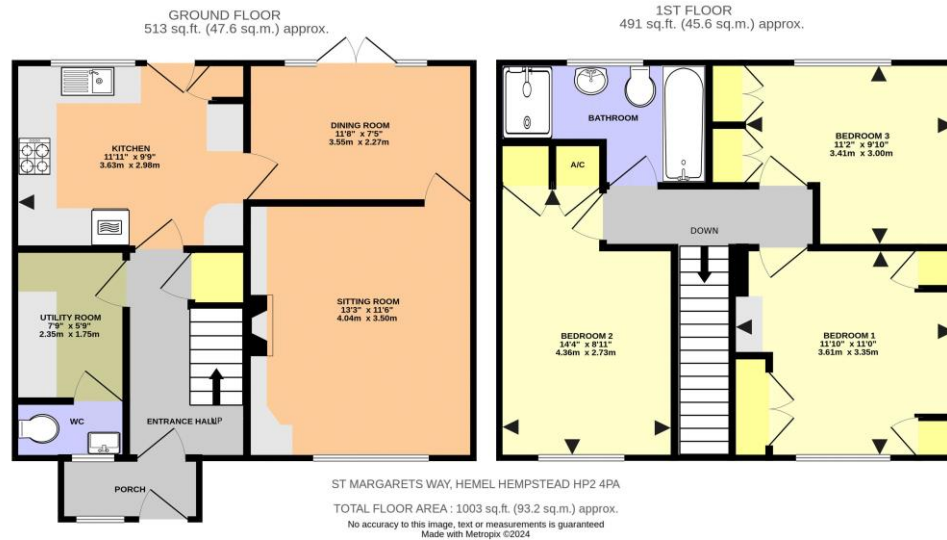
## **BATHROOM**

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, bath, shower unit, heated towel rail, extractor fan.

## **OUTSIDE**

## **REAR GARDEN**

Laid to patio and artificial grass with flower and shrub beds.



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