





**£375,000**

Set on in a quiet location on the edge of this popular development, this well presented three bedroom family home briefly comprises modern refitted kitchen, lounge/dining room/ downstairs WC, three bedrooms and a family bathroom. Additionally the property boast a private rear garden with decking, lawn and gates to the parking at the rear.

# Property Description

## **ENTRANCE**

Front door with storm porch over to:

## **ENTRANCE HALL**

Doors to kitchen, lounge/dining room, and WC, radiator, stairs rising to first floor, under stairs storage cupboard.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wall-mounted wash hand basin.

## **LOUNGE/DINING ROOM**

Double glazed windows and door to rear. Radiator.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, space for: cooker, washing machine, under counter fridge and freezer; tiled splashbacks, door to lounge/dining room.

## **LANDING**

Access to loft space, doors to bedrooms and bathroom, storage cupboard housing gas boiler.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

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

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, radiator, wash hand basin in vanity unit, panelled bath with shower over, part tiled walls.

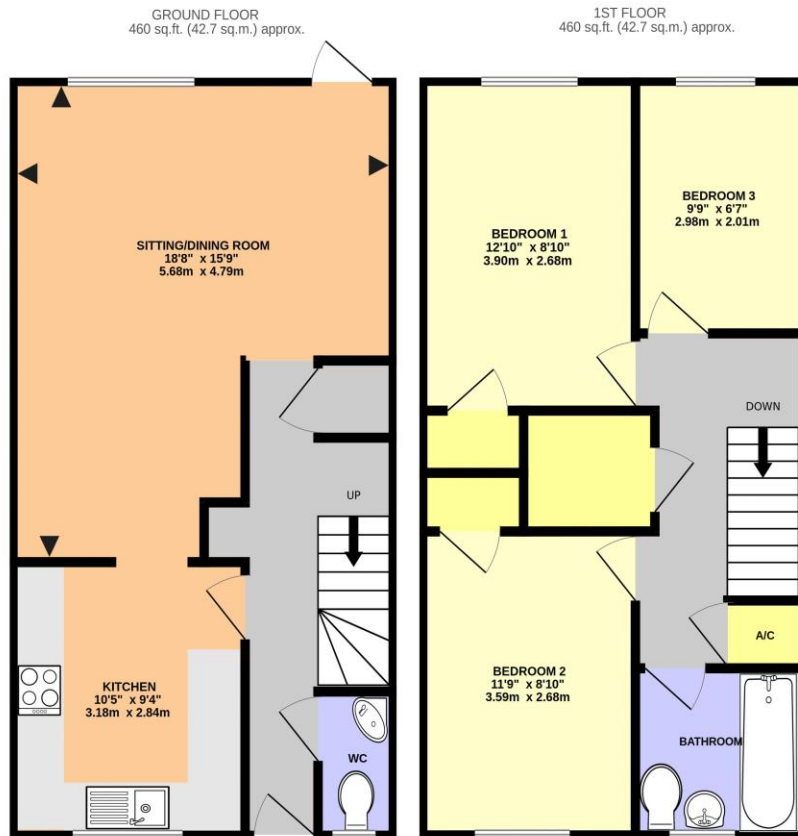
## **OUTSIDE**

### **PARKING**

Hardstanding to rear providing parking for one car.

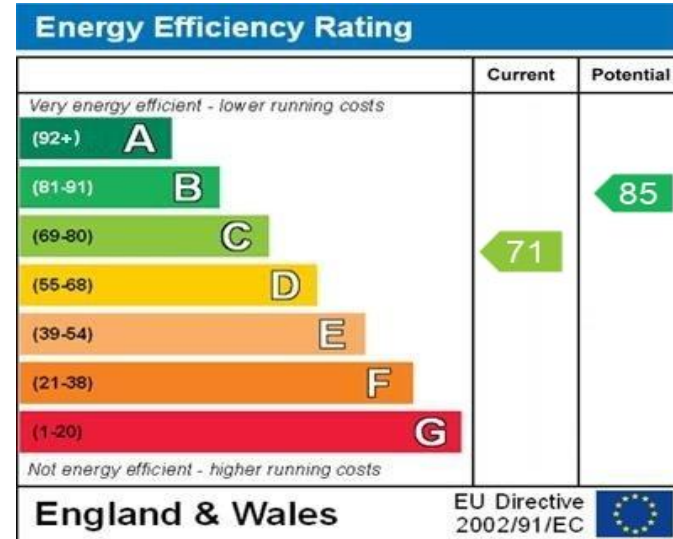
### **REAR GARDEN**

Patio and decking area, laid to lawn area, double gates to rear, hardstanding for parking to rear.



LEVEN WAY, HEMEL HEMPSTEAD HP2 6PD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.  
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