

**Offers in the Region  
Of £500,000**

**\*OPEN HOUSE SATURDAY 26TH OCTOBER, BY APPOINTMENT ONLY\*** Set in the highly sought after Leverstock Green area close to local schools and amenities, this three bedroom 1930's semi detached family home briefly comprises lounge, dining room, kitchen, family bathroom, private rear garden and garage & driveway. The property would benefit from some modernisation but offers a great opportunity to create a wonderful family home.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

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

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wash hand basin, tiled walls and floor.

## **LOUNGE**

Double glazed window to front aspect. Radiator, feature fireplace, door to dining room.

## **DINING ROOM**

Double glazed patio doors to rear. Radiator.

## **KITCHEN**

Double glazed window to rear aspect, double glazed frosted door to side. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink with drainer, space for: range cooker with extractor fan over, washing machine, and fridge freezer; tiled splashback, door to dining room.

## **LANDING**

Double glazed frosted window to side aspect. Access to loft space housing gas boiler and hot water cylinder, doors to bedrooms and bathroom.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, panelled bath, radiator.

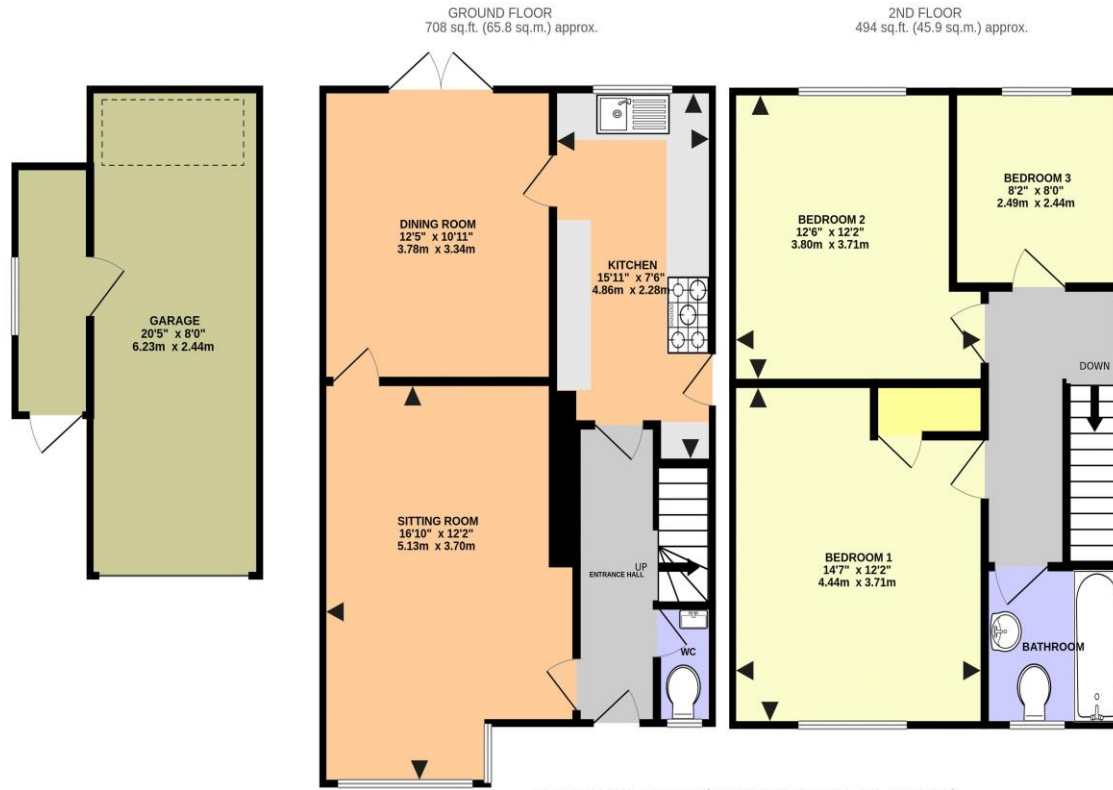
## **OUTSIDE**

### **GARAGE/PARKING**

Shingled driveway providing parking for several cars. Carport to garden and garage with up and over door.

### **REAR GARDEN**

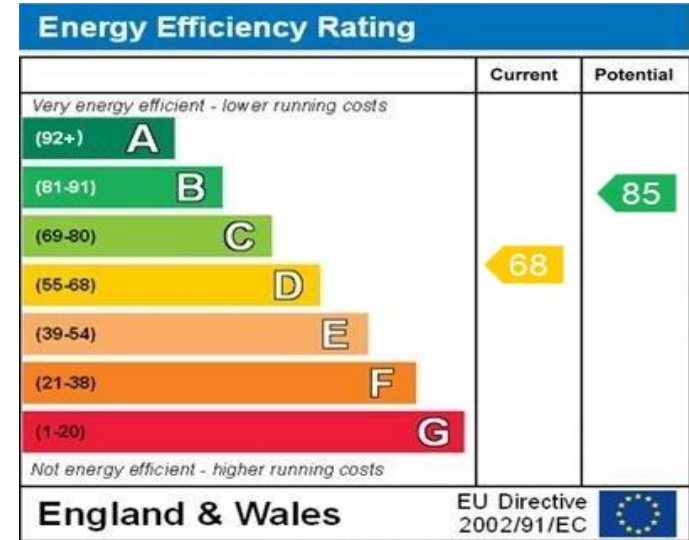
Mainly laid to lawn with ornate slate area and decking, mature flower and shrub beds. Brick built outbuilding with power and lighting.



TILE KILN LANE, HP3 8NW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1202 sq.ft. (111.7 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2024



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

33 Marlowes Hemel Hempstead Herts HP1 1LA  
01442 260025 | hemel@maea.co.uk