





**Offers in Excess of
£820,000**

We are delighted to offer for sale for the first time in nearly 60 years this fabulous detached family home situated in this highly sought after Leverstock Green location. In need of some updating and standing on a large Westerly facing plot the house offers lovely well proportioned living accommodation throughout with the benefit of having some much potential to extend further, With the benefit of no onward chain. Other features include, two large reception rooms, a kitchen breakfast room and a downstairs cloakroom, whilst to the first floor can be found four generous bedrooms, the master boasting an ensuite shower room. There are two side by side garages and ample parking for several vehicles. All located within easy reach of local shops and sought after schooling for all ages.

Property Description

Entrance Porch

UPVC double glazed front door, two double glazed windows.

Entrance Hall

Part glazed hardwood front door to the entrance hall, stairs to the first floor, under stairs storage cupboard, radiator, thermostat control.

Lounge

Double glazed window to both the front and side fireplace with an inset living flame gas fire, radiator, TV point.

Dining Room

Double glazed sliding doors to the rear garden, radiator.

Kitchen/Breakfast Room

Fitted with a range of base and eye level storage units, granite work surfaces with an inset single drainer sink unit with mixer tap set below a double glazed window to the rear, plumbing and space for both washing machine and dishwasher, built in Neff double oven, four ring gas hob, tiled surrounds, radiator, wall mounted gas boiler serving central heating and hot water, extractor fan.

Utility Room

Space for white goods, double glazed door to the rear garden, door to the garage.

Shower Room

A three piece suite comprising a low level WC, wash hand basin, tiled shower cubicle, tiled surrounds, radiator, double glazed window to the rear.

First Floor Landing

Stairs to the first floor, access to the loft, door to the airing cupboard, housing hot water tank.

Bedroom One

Double glazed window to the front, built in wardrobe, radiator.

Ensuite

A three piece suite comprising a low level WC, wash hand basin, tiled surrounds, radiator, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes, wash hand basin set in a vanity unit.

Bedroom Three

Double glazed window to the rear, radiator,

Bedroom Four

Double glazed window to the front, radiator, walk in storage cupboard, further eaves storage cupboard.

Bathroom

Comprising a wash hand basin, panel bath with mixer tap, tiled surrounds, double glazed window to the rear, radiator.

Separate WC

With low level WC , double glazed window to the rear.

Garages

Garage One

With an up and over door, power and lighting, gas and electric meters, courtesy door to the house.

Garage Two

A drive through garage with an up and over door, power and lighting, up and over door to the rear.

Driveway

A block paved driveway providing off road parking for several vehicles.

Front Garden

A well kept front and side garden, laid to lawn with surrounding established borders, outside light.

Rear Garden

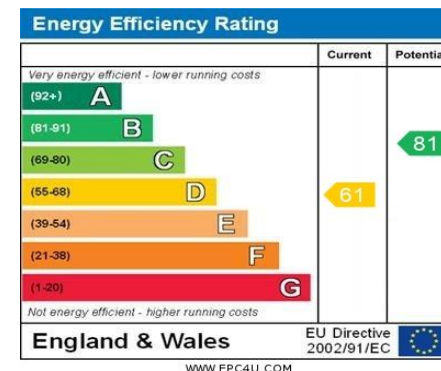
A feature of the property is the beautifully maintained Westerly facing rear garden. Being of a lovely size and fully enclosed, with a large paved patio to the rear, leading to a predominantly lawned garden with established well stocked surrounding borders, outside cold water tap and light, greenhouse and timber storage shed, gated side access.



ST MICHAELS AVENUE, HEMEL HEMPSTEAD HP3 8HF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

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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

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