





£635,000

Set in a highly desirable location in LEVERSTOCK GREEN, this well proportioned three bedroom detached house is in need of modernisation throughout, offering a fantastic opportunity to create a wonderful family home. Briefly comprising lounge, dining room, downstairs shower room, kitchen, family bathroom, garage & driveway parking and private rear garden, the property could also be extended (STPP).

Property Description

ENTRANCE PORCH

Double glazed UPVC porch.

ENTRANCE HALL

Stairs to first floor, storage cupboard and understairs storage cupboard, radiator, doors to lounge, dining room and kitchen.

LOUNGE

Double glazed bay window to front aspect. Two radiators, gas feature fireplace.

DINING ROOM

Double glazed window to side aspect, window and door to rear aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, breakfast bar, stainless steel sink with mixer tap, integrated oven and five ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, cupboard housing gas boiler, towel radiator, storage cupboard, door to passageway.

PASSAGEWAY

Door to front aspect, door to garage, glazed door to rear aspect, door to shower room.

SHOWER ROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, shower unit, part tiled walls.

LANDING

Frosted double glazed window to side aspect. Airing cupboard housing hot water cylinder, access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Range of built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to side aspect. Built in storage cupboard, radiator.

BEDROOM THREE

Double glazed window to side aspect. Built in storage cupboard, radiator.

BATHROOM

Frosted double glazed window to rear aspect. Pedestal wash hand basin, panelled bath, part tiled walls, radiator.

SEPARATE W.C.

Frosted double glazed window to side aspect. Low level w.c.

OUTSIDE

GARAGE & PARKING

Garage with up and over door, power and light, driveway providing off road parking for several cars.

FRONT GARDEN

Mainly laid to lawn, pathway to front door, flower and shrub beds.

REAR GARDEN

Mainly laid to lawn with patio area, mature trees, gated access to front, timber storage shed, outside tap.

COUNCIL TAX BAND: F

EPC RATING: D



MALMES CROFT, HEMEL HEMPSTEAD HP3 8QX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.

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