





£140,000

Situated in this highly sought after Leverstock Green location. This ideal first time or investment purchase, is offered with no onward chain and has been recently redecorated throughout. Boasting a recently refitted kitchen, shower room with walk in shower, and re-carpeted lounge/bedroom, with gas central heating and double glazing.

Property Description

Entrance Hall

Hardwood front door, radiator.

Kitchen

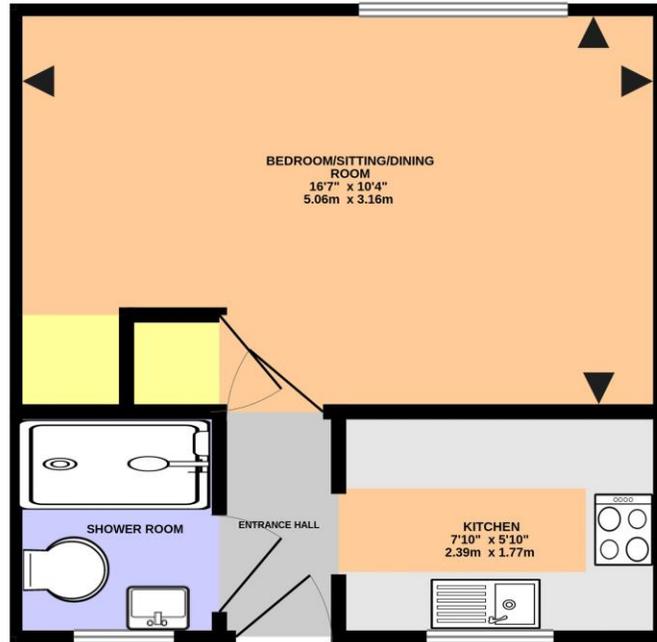
Fitted with a range of base and eye level storage units, work surface areas, inset one and a half bowl single drainer sink unit with mixer tap set below double glazed window to the front, five ring gas hob, electric oven, plumbing and space for washing machine, tiled surrounds, wall mounted gas boiler.

Lounge / Bedroom

Double glazed window to the front, two radiators, TV point, storage cupboards.

Shower Room

A tree piece suite comprising a low level WC, wash hand basin with mixer tap set in vanity unit and storage cupboard, walk in shower with Mira power shower, tiled surrounds, extractor fan, radiator, double glazed window to the front.



BURLEIGH ROAD, HEMEL HEMPSTEAD HP2 4PP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 270 sq.ft. (25.1 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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