



[View of block](#)



**Offers in Excess of
£220,000**

Set on the edge of the ever popular LEVERSTOCK GREEN, this wonderfully presented two bedroom maisonette is offered to the market with NO ONWARD CHAIN. Comprising two double bedrooms, generous lounge/dining room, separate kitchen and family shower room.

Property Description

ENTRANCE

Stairs rising to first floor. Double glazed frosted front door to:

ENTRANCE HALL

Radiator, door to:

LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects. Two radiators, feature fireplace, door to kitchen and hallway, wood effect flooring.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, built-in electric oven, integrated gas hob with extractor fan over, stainless steel sink with drainer, space for washing machine, under counter fridge and freezer, cupboard housing gas boiler, tiled splashback, radiator.

HALLWAY

Doors to:

BEDROOM ONE

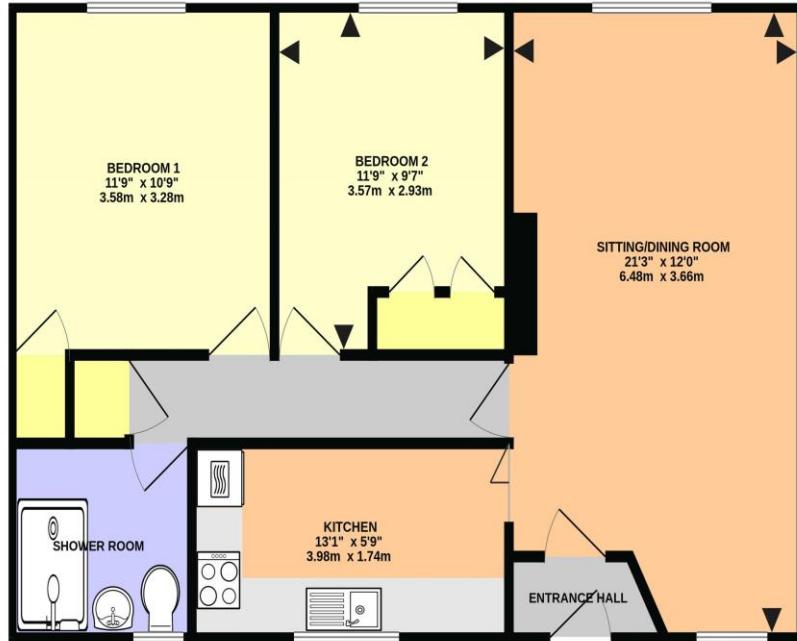
Double glazed window to rear aspect. Radiator, built-in storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, a range of built-in wardrobes.

BATHROOM

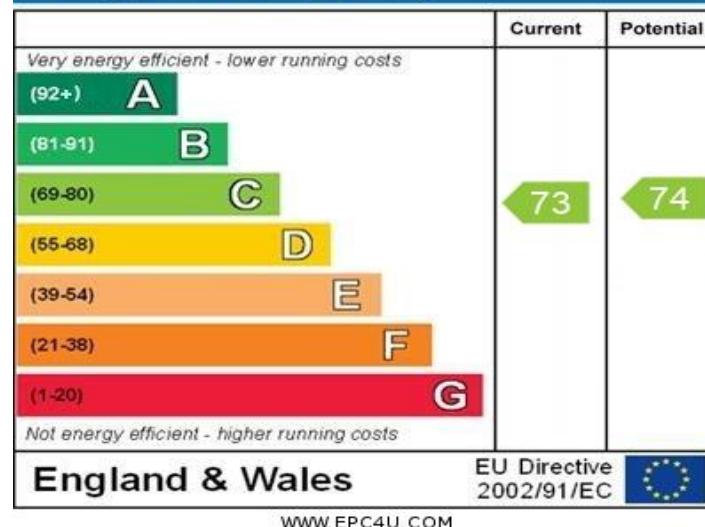
Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, walk-in shower.



BARLEY CROFT, HEMEL HEMPSTEAD HP2 4UY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 685 sq ft. (63.6 sq m.) approx.
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Energy Efficiency Rating



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.