





£800,000

We are delighted to offer for sale this chain free detached chalet bungalow located in the heart of Leverstock Green. With further potential to extend and standing on a fabulous south westerly facing garden. With flexible well proportioned accommodation that comprises, a large lounge overlooking the rear garden, separate dining room, two double bedrooms a refitted luxury shower room and a well fitted kitchen, whilst to the first floor can be found two further double bedrooms and additional shower room. With a garage and double length carport alongside. Located just a stones throw of local shops and popular schools, as well as being just a short drive from both Hemel town centre and St Albans.

Property Description

Entrance Porch

UPVC double glazed door opens to the Enclosed Porch, ample space for coats.

Entrance Hall

An L-Shaped hall with stairs to first floor, two radiators, under stairs storage cupboard.

Shower Room

A luxury ground floor shower room, comprising a low level WC, wash hand basin with mixer tap set in a vanity unit with cupboard below, tiled shower cubicle with Mira shower, heated towel rail, double glazed window, tiled surrounds and flooring.

Dining Room

Double glazed window to the side, wall light points, radiator, gas fire.

Lounge

A spacious room with UPVC double glazed sliding doors to garden, feature floor to ceiling fireplace with inset living flame gas fire, two radiator, wall light points, double glazed window.

Kitchen

Fitted range of fitted wall and base units with rolltop worktops, inset one and a half bowl composite sink unit with mixer tap set below a double glazed window overlooking the rear garden, garden, tiled surrounds and flooring, integrated Neff double ovens and induction hob. cupboard housing fridge-freezer, integrated dishwasher, wall mounted gas boiler serving central heating Double-glazed door leading to the sunroom.

Sunroom / Utility Space

Enjoying views of the garden, with doors to the garden and garage, stainless steel sink unit with mixer tap, plumbing and space for washing machine and other white goods.

Bedroom Three

With a range of built in wardrobes with sliding doors, radiator, double glazed window to the front.

Bedroom Four

A double room with double glazed window to the front, radiator.

First Floor Landing

Stairs to the first floor, access to the loft.

Bedroom One

A large master bedroom with a range of built in wardrobes with overhead storage and dressing table, wash hand basin set in a vanity unit and surround with cupboards and drawers below, double glazed window to the rear, radiator. Door to walk in airing cupboard with hot water tank and door to eaves storage space.

Bedroom Two

Another light and spacious double room with eaves to both sides.

Shower Room

Comprising a double shower cubicle with Triton shower, wash hand basin. WC. Tiled surrounds, double glazed window to the side, radiator.

Outside

Garage

With metal up and over door, power and lighting, door to the sunroom.

Carport

A double length carport with electric roller door, power and lighting, (removable panel to the rear garden).

Front Garden

An open plan front garden with path to the front door

Rear Garden

An undoubted feature of the property is the established fully enclosed South Westerly facing rear garden. With a paved patio area to the full width of the property leading to a sculptured lawned garden, well stocked established surrounding borders, timber storage sheds and summer house, outside cold water tap and lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 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.

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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