





**Offers in Excess of
£825,000**

Situated in the highly desirable location of Leverstock Green this four bedroom detached family home is wonderfully presented throughout, comprising modern kitchen/dining room with integrated appliances, lounge overlooking the garden, snug/study to the front, downstairs WC and internal access to the garage (currently in use as a utility and gym/storage space). To the first floor the property boasts four double bedrooms and a wonderful family shower room. The outside space is perfectly utilised with mature, landscaped gardens to the rear and a driveway to the front, offering parking for several cars.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, tiled floor, doors to snug, kitchen/dining room, lounge and WC, door to garage.

CLOAKROOM

Double glazed frosted window to side aspect. Radiator, low level WC with concealed cistern, wash hand basin, wash hand basin in vanity unit, spotlights.

SNUG/STUDY

Double glazed window to front aspect. Radiator, spotlights, tiled floor.

LOUNGE

Double glazed doors to rear. Radiator, tiled floor, spotlights, double doors to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed windows to front and side aspects, double glazed doors to rear. Fitted with a range of floor and wall-mounted units with granite work surface over, double bowl stainless steel sink with mixer tap, integrated electric hob with extractor fan over, integrated electric oven and microwave, space for dishwasher, integrated fridge, tiled floor, spotlights, radiator.

LANDING

Double glazed window to side aspect. Access to loft space, storage cupboard, doors to all rooms.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, spotlights.

BEDROOM TWO

Double glazed window to front aspect. Radiator, spotlights.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, spotlights.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, spotlights.

BATHROOM

Double glazed frosted window to side aspect. Low level WC, double wash hand basin in vanity unit, walk-in shower, radiator, spotlights, tiled walls and floor.

OUTSIDE

GARAGE

Window and door to rear. Currently used as a utility room and gym/storage space with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, electric wall-mounted combi boiler, water softener.

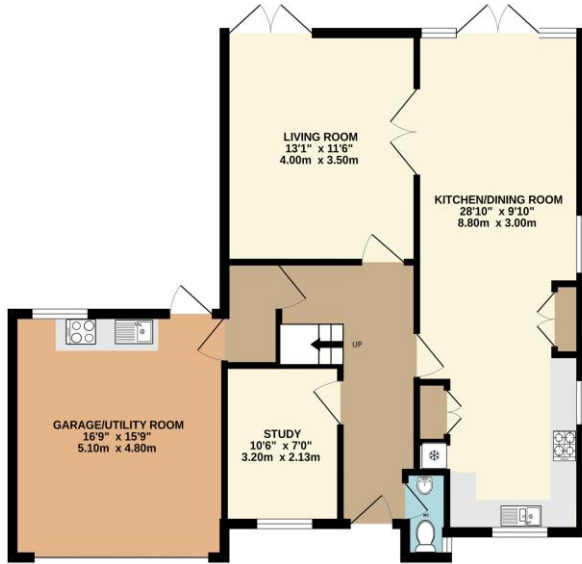
DRIVEWAY

Block paved driveway parking for several cars, flower and shrub beds, outside lights, gated access leading to rear garden.

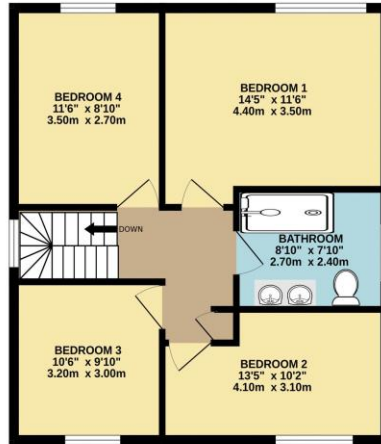
REAR GARDEN

Landscaped garden with paved patio area and lawn, surrounded by mature flower and shrub borders. Further patio area to rear, pond, passageway to side, door to garage, outside tap and lighting.

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

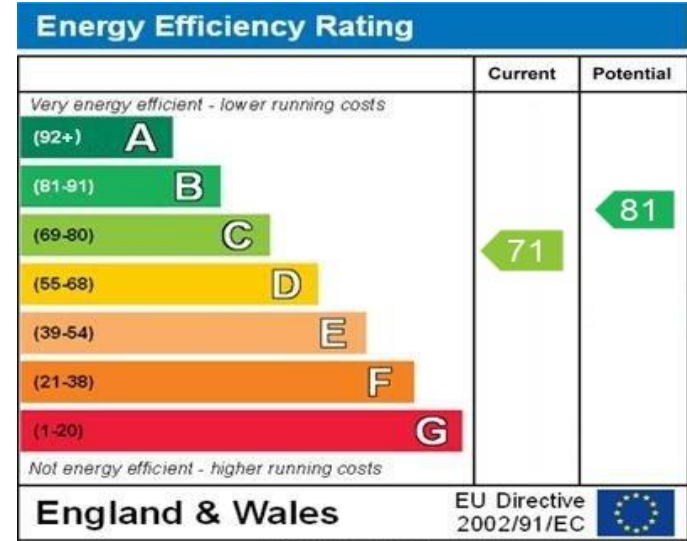


1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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