







**Offers in Excess of  
£750,000**

We are delighted to offer for sale this lovely four bedroom detached home in this highly sought after Leverstock Green location, benefitting from no upper chain and boasting two large reception rooms, a master bedroom with ensuite shower room, double garage with electric door and delightful enclosed rear gardens. Located in a cul de sac location within walking distance of popular schools and local amenities.

# Property Description

## Entrance Porch

UPVC double glazed door to entrance porch, further glazed door to the entrance hall.

## Entrance Hall

Stairs to the first floor, thermostat control, radiator.

## Cloakroom

Comprising a low level WC, wash hand basin, double glazed window, radiator.

## Lounge

Double glazed window to the front, radiator, gas fire, coving to the ceiling, TV point.

## Dining Room

Double glazed doors to the rear garden, radiator.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset one and a half bowl stainless steel sink unit with mixer tap set below a double glazed window to the rear, gas and electric cooker point, tiled surrounds, plumbing and space for a washing machine and dish washer, double glazed door to the side.

## First Floor Landing

Stairs to the first floor, double glazed window to the front, door to the airing cupboard, access to the loft.

## Bedroom One

Double glazed window to the rear, radiator, built in wardrobes.

## Ensuite

A three piece suite comprising a low level WC, wash hand basin, tiled shower cubicle, double glazed window, radiator.

## Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

## Bedroom Three

Double glazed window to the front, radiator, built in wardrobes.

## Bedroom Four

Double glazed window to the front, radiator.

## Family Bathroom

A four piece suit comprising a low level WC, wash hand basin, panel bath with mixer tap, tiled shower cubicle with Aqualisa shower, double glazed window to the rear, radiator, tiled surrounds.

## Double Garage

With electric up and over door, power and lighting, wall mounted gas boiler, courtesy door to the rear.

## Front Garden

An open plan front garden, laid to lawn with outside light.

## Rear Garden

A fully enclosed rear garden with paved patio to the immediate rear, laid mainly to lawn with surrounding borders, timber storage shed, gated access to both sides, outside light.



KENDALE ROAD, HEMEL HEMPSTEAD HP3 8NN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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