





**Offers in the Region
Of £600,000**

Set in the highly desirable Leverstock Green area, close to popular schools and a host of local amenities this well appointed extended four bedroom family home is offered to the market with NO ONWARD CHAIN. Comprising spacious lounge, kitchen/dining room, family bathroom, additional shower room and separate WC. The property had a good sized rear garden, driveway parking and a garage.

Property Description

ENTRANCE PORCH

Front door to enclosed porch, tiled floor. Glazed door to:

ENTRANCE HALL

Stairs rising to second floor, under stairs storage cupboard, radiator, doors to lounge and kitchen.

LOUNGE

Double glazed window to front aspect. Radiator, open to dining room.

DINING ROOM

Double glazed windows to rear and side aspects, double glazed door to side. Two radiators, door to kitchen.

KITCHEN

Double glazed window and door to rear. Fitted with a range of wall-mounted and floor standing units with quartz work surface over, one and a half bowl sink with drainer, integrated dishwasher, space for washing machine, fridge freezer, and range cooker, extractor fan, spotlights.

LANDING

Airing cupboard housing hot water cylinder, access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower cubicle, tiled floor, part tiled walls, extractor fan, heated towel rail.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM THREE

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

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

WC

Double glazed frosted window to rear aspect. Low level WC, tiled floor, part tiled walls.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls.

GARAGE/PARKING

Driveway parking leading to garage with up and over door.

FRONT GARDEN

Lawn enclosed by low level brick wall, gated side access, outside light.

REAR GARDEN

Mainly laid to lawn with mature flower and shrub beds, patio area, gated side access, outside light and tap.



TILE KILN LANE, HEMEL HEMPSTEAD HP3 8NH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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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