



## The Horseshoe, Leverstock Green, Hemel Hempstead, HP3 8QS Offers In Excess Of £650,000

Clements are delighted to market this truly magnificent Semi Detached family home in the heart of Leverstock Green. On the door step of local amenities, good schools, great transport links and the cricket green this wonderful home has been carefully designed by the current owners with complete refurbishment on the ground floor to include: newly fitted and fully integrated open plan kitchen/dining area perfect for entertaining, living room and study, cloakroom, separate utility, three generous sized bedrooms and beautifully landscaped rear gardens as well as driveway parking with EV charger. Viewing strongly advised.



## FRONT GARDEN

A well kept front garden with a block paved parking area with EV charger, laid to lawn area with access to the side and front door leading to :

## ENTRANCE HALLWAY

Very well decorated with stairs leading to the first floor, built in cupboard, doors leading to :

## LOUNGE 17'6 x 12'8 (5.33m x 3.86m)

A double glazed window to front, feature log burner, TV point, fitted carpet.

## STUDY / BEDROOM FOUR 9 x 8'2 (2.74m x 2.49m)



Double glazed window to front, fitted carpet.

## OPEN PLAN KITCHEN / DINER 26'7 x 17'9 (8.10m x 5.41m)

'L' shape MAX

## DINING AREA 15 x 9'10 (4.57m x 3.00m)

Well decorated with double glazed patio doors to rear, a feature ceramic tiled floor, leading to :

## KITCHEN AREA 17'9 x 11'7 (5.41m x 3.53m)

A high specification fitted 'Leicht' Kitchen offering an excellent range of wall and base mounted units and larder style cupboard, quartz work surfaces, fitted island with a breakfast bar area, built in eye level single oven with separate Microwave/combi oven, Novy one venting induction hob, inset sink with Quooker patinated brass boiling tap, integral warming drawer, dishwasher, undercounter wine fridge and a large Liebherr Tall fridge, ceramic tiled floors, inset roof lights, double glazed windows and French doors leading on to the garden.

## UTILITY ROOM 8'4 x 4'11 (2.54m x 1.50m)

Comprising a range of fitted cupboards with space for a washing machine, tumble dryer and freezer, ceramic tiled floor, inset sink, cupboard housing a combination boiler.

## CLOAKROOM

Low level WC, wash hand basin with vanity unit beneath, ceramic tiled floor.

## FIRST FLOOR LANDING



Well decorated with doors to the bedrooms, bathroom and storage cupboard, fitted carpet, entrance to the loft, frosted double glazed window to side.

## BEDROOM ONE 12'2 x 11'4 (3.71m x 3.45m)



Well decorated with a double glazed window to front, fitted carpet.

## BEDROOM TWO 11'2 x 10'4 (3.40m x 3.15m)

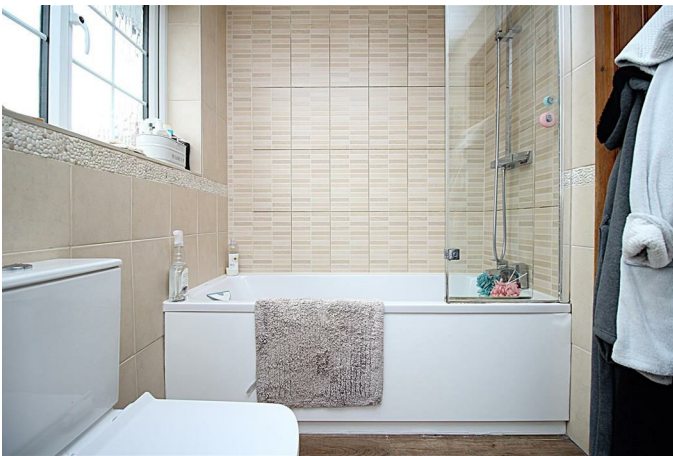
Double glazed window to rear, fitted carpet.

### BEDROOM THREE 8'8 x 7'5 (2.64m x 2.26m)



Double glazed window to front, fitted carpet.

### BATHROOM



A modern bathroom suite comprising a panel enclosed bath with wall mounted shower and fitted shower screen, wash hand basin with vanity unit beneath, low level WC, frosted double glazed window to rear, tiled walls and flooring.

### OUTSIDE



### REAR GARDEN



A well kept secluded rear garden with an attractive patio area, laid to lawn area with wooden shed to rear, fence and hedge enclosed. Access to the side.



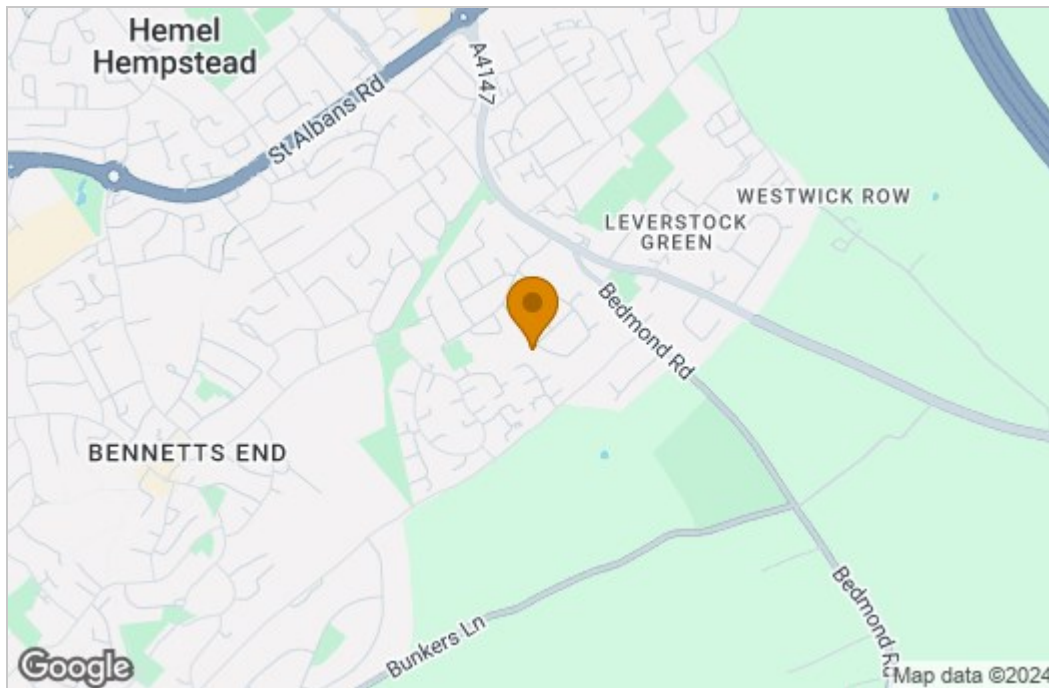
# Floor Plan



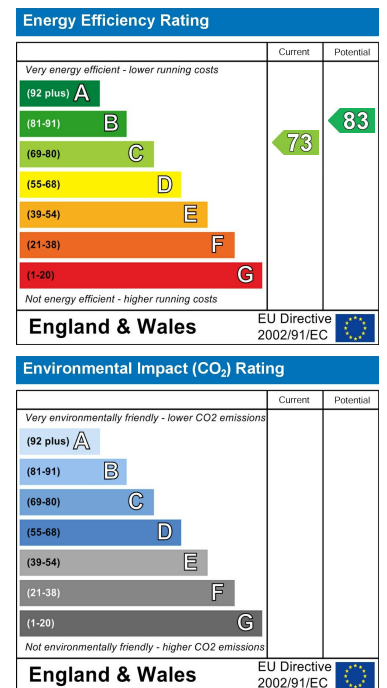
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# Area Map



# Energy Efficiency Graph



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