



Clements estate agents



Chambersbury Lane, Hemel Hempstead, HP3 8LW Asking Price £925,000

Clements are delighted to market this fantastic FOUR DOUBLE BEDROOM family home in Leverstock Green. A stones throw from local amenities and great transport links including the M1 & M25 as well as being close to good schools this property really needs to be viewed to be fully appreciated. Offering spacious and versatile living accommodation to include: three reception rooms, cloakroom, kitchen, separate utility leading to DOUBLE GARAGE, four bedrooms and family bathroom with En-suite to master bedroom. The property is situated on a generous plot offering beautifully landscaped front and rear gardens.

Front



Driveway parking for up to 6 cars, landscaped front garden with a variety of plant, tree and shrub bordered in sleepers, security lighting, pebbled seating area with up lights, single path to front entrance door,

Porch



Spotlights to ceiling, double glazed window to front and side aspects, slate tiled flooring.

Entrance Hallway



Wood flooring, stairs to first floor, under stairs storage cupboard, additional storage cupboard, radiator, doors to kitchen, study, cloakroom, coving to ceiling.

Study Area 1'3 x 11'10 (0.38m x 3.61m)



Coving to ceiling, vertical radiator, double doors to living room, open to dining area.

Living Room 22'6 x 11'10 (6.86m x 3.61m)



Dual aspect with double glazed windows to front and rear aspects, fireplace with wood burning stove, coving to ceiling, two ceiling lights, two vertical radiators.

Dining Room 19'9 x 9'11 (6.02m x 3.02m)



Dual aspect with two double glazed windows to rear aspect and double glazed French doors to side aspect into rear garden, two vertical radiators, coving to ceiling.

Kitchen 18'2 x 8'4 (5.54m x 2.54m)



Matching range of wall and base cupboard units with work surfaces over, one and a half bowl stainless steel sink drainer unit, splash back tiling, space for range cooker, built in fridge/freezer, built in dishwasher, vertical radiator, two ceiling lights, door to utility, double glazed window to side aspect, tiled flooring.

Utility 5'2" x 11'5" (1.6 x 3.5)

Matching range of wall and base cupboard units with work surfaces over, space and plumbing for washing machine and tumble dryer, built in wine rack, spotlights to ceiling, door to kitchen, door to integral garage and door to rear garden, tiled flooring.

Integral Garage 21'4 x 16'1 (6.50m x 4.90m)

Double garage with power and light, electric up and over door.

Cloakroom



LLWC, heated towel rail, vanity sink unit, spotlights to ceiling, wood flooring.

First Floor Landing

Stairs from ground floor, double glazed picture window to front aspect, spotlights to ceiling, coving to ceiling, loft access, storage cupboard, doors to all four bedrooms and family shower room.

Bedroom One 15'9 x 9'11 (4.80m x 3.02m)



Dual aspect with double glazed window to rear and sider aspects, radiator, coving to ceiling, spotlights to ceiling, door to:

En-Suite Shower Room 7'10 x 6'8 (2.39m x 2.03m)



Frosted double glazed window to front aspect, heated towel rail, LLWC, shaver point, sink unit, splash back tiling, extractor fan, spotlights to ceiling, large shower cubicle with electric shower, tiled flooring.

Bedroom Two 11'4 x 11'3 (3.45m x 3.43m)



Double glazed window to rear aspect, coving to ceiling, spotlights to ceiling, radiator.

Bedroom Three 11'6 x 11'1 (3.51m x 3.38m)



Double glazed window to front aspect, coving to ceiling, radiator.

Bedroom Four 11'4 x 11'3 (3.45m x 3.43m)



Double glazed window to rear aspect, coving to ceiling, built in cupboards.

Family Shower Room 7'8 x 7'4 (2.34m x 2.24m)



Frosted double glazed window to front aspect, vanity sink unit, LLWC, tiled flooring, heated towel rail, part tiled walls, walk in shower with power shower, spotlights to ceiling.

Rear Garden



Fully landscaped rear garden with side access gate, outside tap, uplighters, lawn with a beautiful array of plants and trees in sleeper beds, patio area to near side with two further patio areas to far side, open log store. The property benefits from 17 solar panels which will substantially offset your utility bills.

Floor Plan

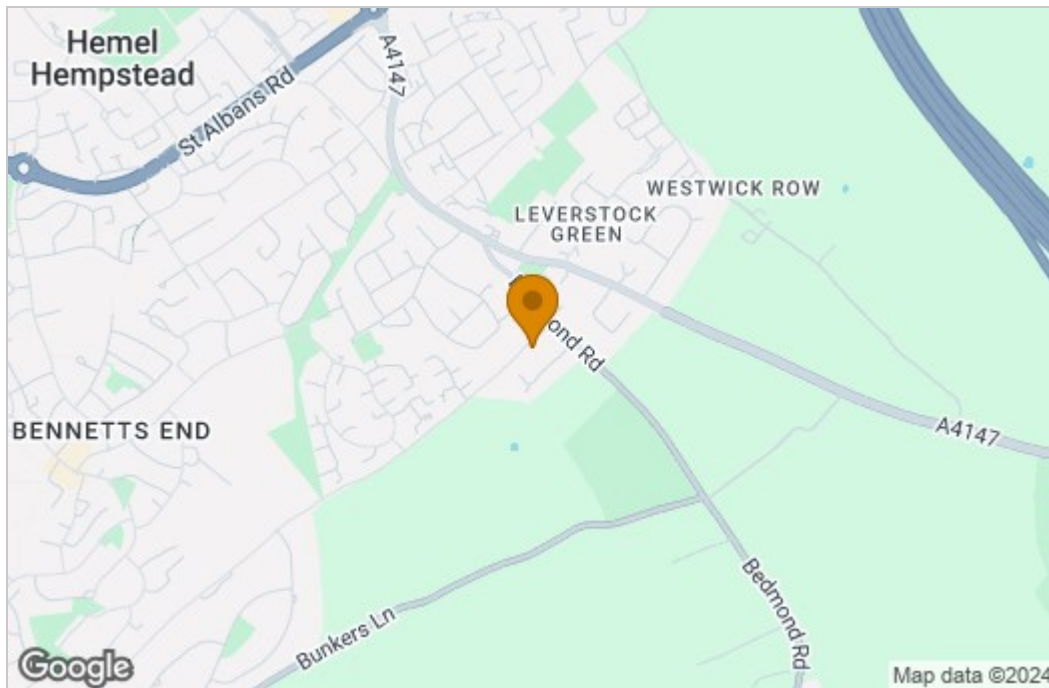


TOTAL: 208.9 sq.m. (2,248 sq.ft.)

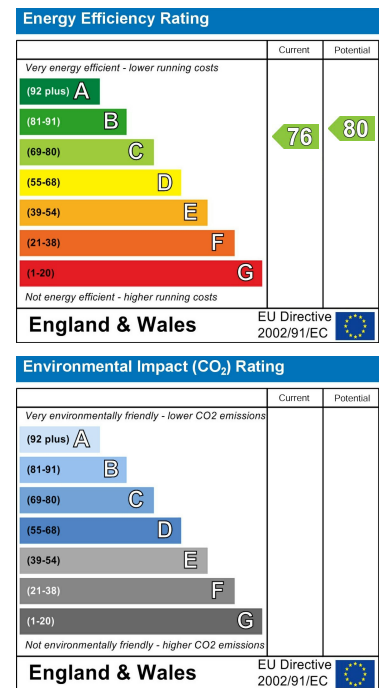
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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