

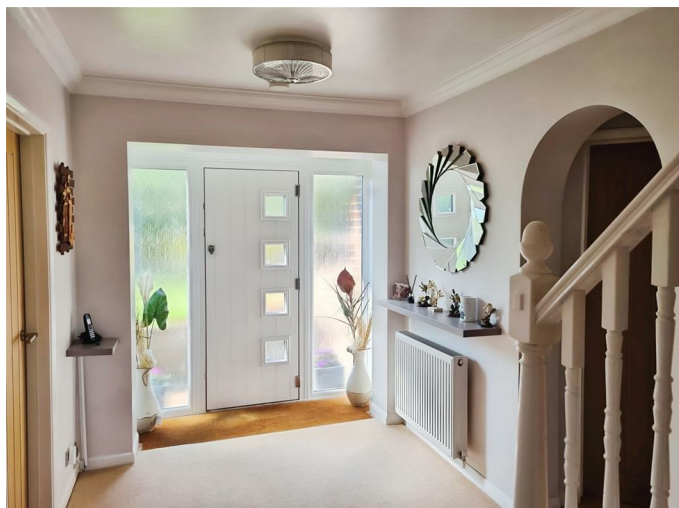


Crofts Path, Leverstock Green, Hemel Hempstead, HP3 8HB

Offers In Excess Of £825,000

Located in highly sought after Leverstock Green is this spacious and well presented detached house with scope to extend STPP. Boasting four bedrooms, 21'6 kitchen/diner, lounge, utility room, study/bedroom five, downstairs shower room, double glazing, gas central heating, landscaped rear garden, off road parking and garage. Situated within easy reach of Leverstock Green Village shops and restaurants, local schools and travel facilities including the M1, M25 and A41 road links.

Entrance Hall



Double glazed door to front, double glazed window, coving, under stairs cupboard and radiator.

Living Room 14'11 x 13'8 (4.55m x 4.17m)



Double glazed window, TV point, feature fireplace, coving and radiator.

Kitchen/Diner 21'6 x 12'2 (6.55m x 3.71m)



Fitted with wall and base units with work surfaces to compliment, sink/drainage with splashbacks, electric oven and hob with cookerhood over, coving, tiled floor, breakfast bar, radiator and double glazed patio doors to garden.

Utility Room 10'10 x 7'9 (3.30m x 2.36m)



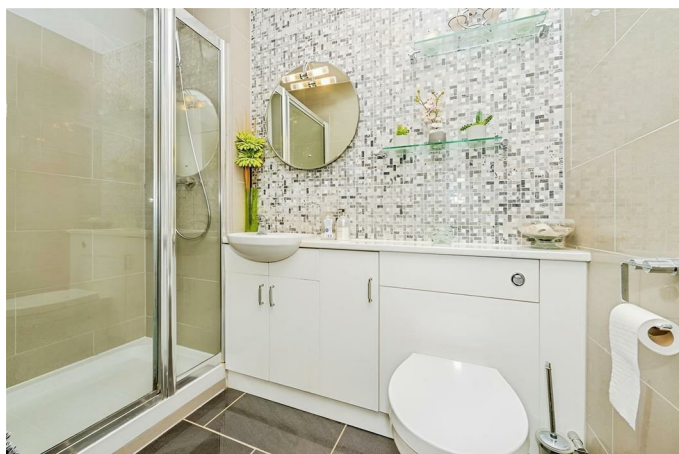
Fitted with wall and base units, stainless steel sink with mixer taps and tiled splash backs, plumbing for washing machine, radiator, tiled floor, double glazed window and double glazed door to rear.

Study/Bedroom Five 12'2 x 7'0 (3.71m x 2.13m)



Double glazed window and radiator.

Downstairs Shower Room



Fitted with shower cubicle, wash hand basin with vanity unit, low level WC and heated towel rail.

Landing

Stairs from entrance hall, loft access and airing cupboard.

Bedroom One 15'0 max x 13'9 max (4.57m max x 4.19m max)



Double glazed window, coving and radiator.

Bedroom Two 12'3 max x 10'1 max (3.73m max x 3.07m max)



Double glazed window, coving and radiator.

Bedroom Three 10'11 x 8'11 (3.33m x 2.72m)



Double glazed window, coving, built in storage cupboard, radiator and eaves storage.

Bedroom Four 10'9 x 7'1 (3.28m x 2.16m)



Double glazed window, radiator and coving.

Bathroom



Fitted with bath with mixer taps and shower over, wash hand basin with vanity unit, heated towel rail, low level WC, tiled walls and double glazed window.

Front Garden

Spacious driveway, lawn and shrub borders.

Rear Garden

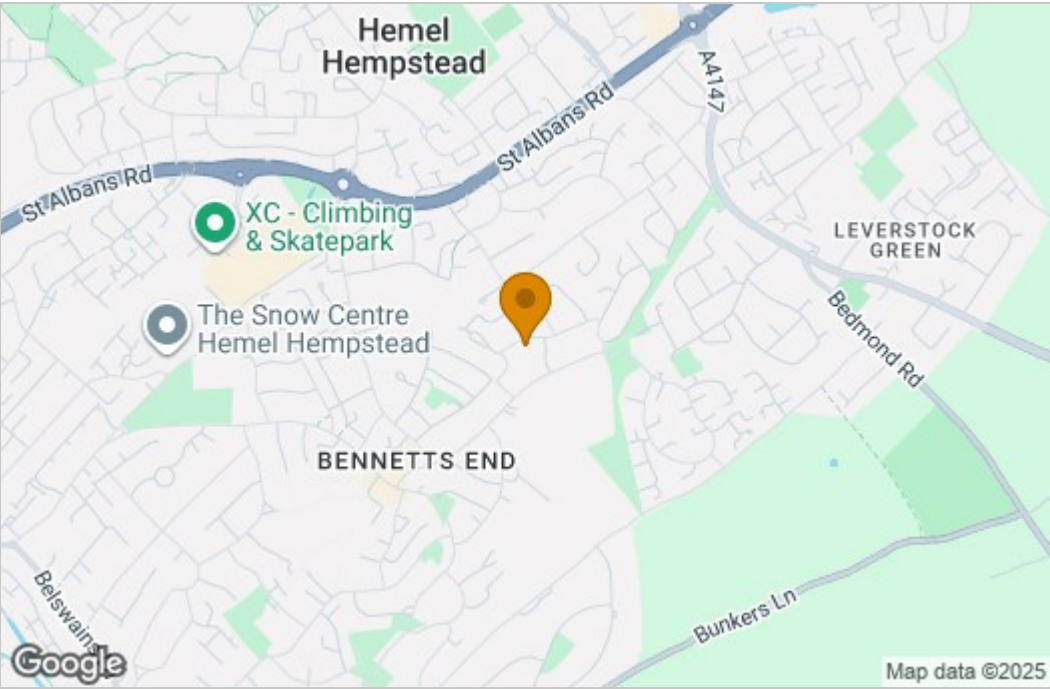


Landscaped and mature garden, patio with covered seating area, pond, laid to lawn with flower and shrub borders.

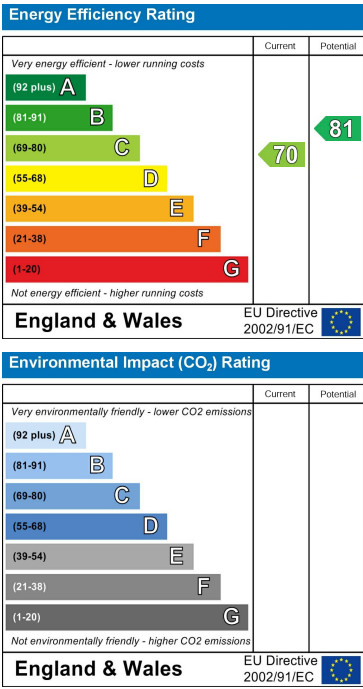
Floor Plan



Area Map



Energy Efficiency Graph



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