



**Westwick Row, Leverstock Green, HP2 4UB**  
**Asking price £875,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

**\*\* NO UPPER SALES CHAIN \*\***

A rare opportunity to acquire this impressive and extended four bedroom detached residence, set on a mature plot of approximately half an acre on the highly sought after Westwick Row, Leverstock Green. The accommodation at Westwick Warren spans over 1800 sqft and offers excellent potential for further extension or development, subject to the necessary permissions.

The ground floor layout includes an entrance porch, entrance hallway, two inner vestibule areas, 20ft dual aspect living room, office/library, kitchen/breakfast room, dining room and a shower room. The first floor includes the principal bedroom with en suite, three further double bedrooms, shower room and separate w/c.

Externally the property further benefits from driveway parking, detached double garage of which half has been partially converted and a magnificent, mature, private rear garden with various areas of patio, lawn and woodland which may offer significant potential for development.

Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.

#### **Front Door**

##### **Entrance Porch**

Two windows. Tiled flooring. Access to the entrance hallway.

##### **Entrance Hallway**

Two double glazed windows. Electric heater. Access to an inner vestibule and an Inner hallway.

##### **Inner Hallway/Study Area**

Double glazed window. Stairs rising to the first floor accommodation. Access to the living room.

##### **Living Room**

Two double glazed windows. Double glazed door to the side aspect. Fireplace. Electric heater.

##### **Inner Vestibule**

Storage cupboard. Built in book shelves. Access to the w/c, dining room, kitchen and office/library.

##### **Office/Library**

Double glazed window. Electric heater.

##### **Dining Room**

Two double glazed windows. Two electric heaters.

##### **Kitchen/Breakfast Room**

Three double glazed windows. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Freestanding range oven, washing machine, tumble dryer, tall fridge and tall freezer. Integrated dishwasher. One and a half bowl sink with drainer unit and mixer tap. Partially tiled walls. Tiled flooring. Electric heater. Recessed down lighting.

##### **Shower Room**

Double glazed window. Fitted with a three piece suite to include a shower area, tile enclosed wash hand basin and a low level w/c. Tiled walls. Extractor fan.

##### **First Floor Landing**

Double glazed window. Access to the loft. Access to the inner hallway, shower room and three bedrooms.

##### **Bedroom**

Two double glazed windows. Electric heater. Fitted range of bedroom furniture.

##### **Bedroom**

Double glazed window. Fitted range of wardrobes.

##### **Bedroom**

Double glazed window. Electric heater.

##### **Shower Room**

Double glazed window. Fitted with a shower enclosure and pedestal wash hand basin. Electric heater. Tiled walls.

##### **Inner Hallway**

Double glazed window. Access to the w/c and principal bedroom.

##### **Principal Bedroom**

Two double glazed windows. Two electric heaters. Access to the en suite.

##### **En Suite**

Double glazed window. Fitted with a shower enclosure and a wall mounted wash hand basin. Heated towel rail.

##### **W/C**

Double glazed window. Low level w/c.

##### **To The Front/Side**

An area of loose stones providing driveway parking. Hedging. Access to the front door. Access to the garage/store room.

##### **Garage/Store Room**

The property further benefits from a detached garage and store room.

##### **To The Rear/Side**

A private garden arranged with areas of patio, lawn, woodland, mature trees, foliage and planting. Outside tap.

##### **Buyers Information**

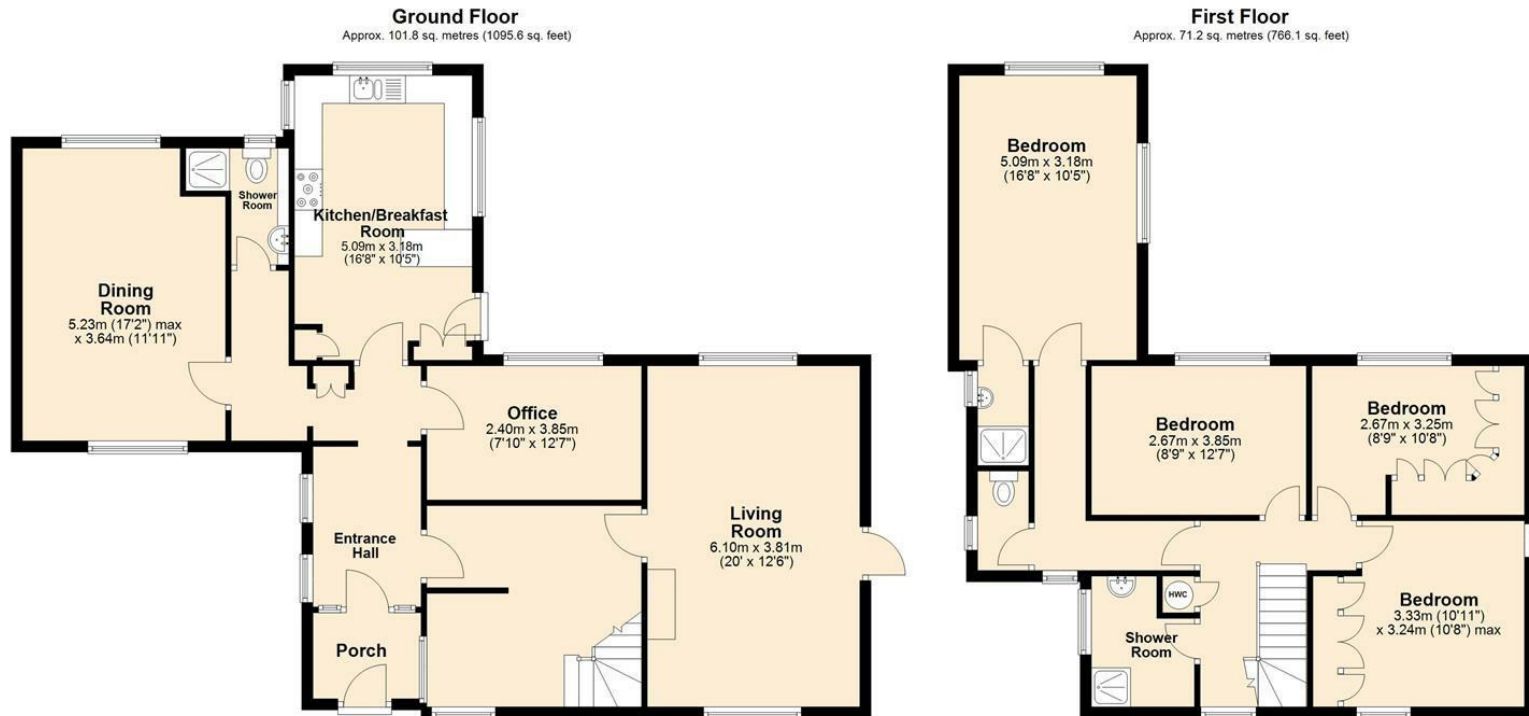
Covenant details available on the HM Land Registry Land Certificate.

A Licence fee of £1 is paid to the crown estate yearly and this states 'to use and maintain a water service pipe under Crown land adjoining Westwick Row.

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.







Total area: approx. 173.0 sq. metres (1861.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		