



Harefield Avenue, Leicester LE3 2EZ

welcome to

Harefield Avenue, Leicester

A spacious five-bedroom detached family home located on Harefield Drive. The property offers generous living accommodation including two reception rooms, a conservatory, fitted kitchen, downstairs shower room and WC, five bedrooms, a family bathroom, rear garden, driveway, and garage.

Entrance Porch

Door to the front.

Entrance Hall

Door to the front and radiator.

Lounge

Window to the front, patio door to the rear, wooden flooring and two radiators.

Dining Room

Patio door to the rear and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and extractor fan. Window and door to the side.

Conservatory

French doors to the side.

Shower Room

Window to the side, shower cubicle, vanity hand wash basin and radiator.

W C

With WC

First Floor Landing

Stairs rising from the ground floor.

Bedroom One

Window to the front and radiator.

Bedroom Two

Window to the rear and radiator.

Bedroom Three

Window to the front and radiator.

Bedroom Four

Window to the front, window to the side and radiator.

Bedroom Five

Window to the rear and radiator.

Bathroom

Bath with shower over, WC, vanity hand wash basin and towel radiator.

Garage

Front & Rear Of Property

To the front of the property is a driveway leading to the garage. To the rear of the property is an easy to maintain garden laid to lawn.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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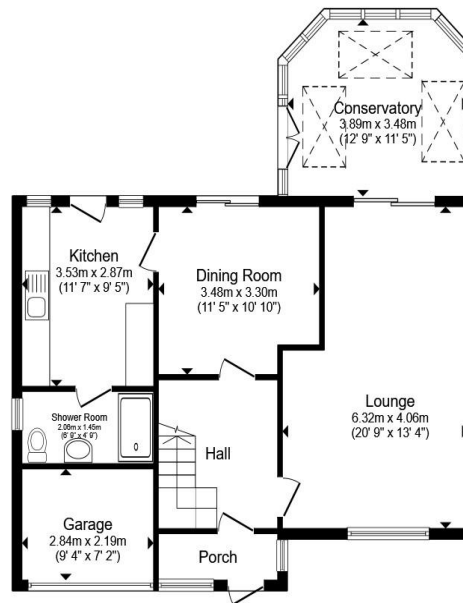
- Five-bedroom Detached
- Two Reception Rooms
- Conservatory
- Downstairs Shower Room & Separate WC
- Driveway, Garage & Rear Garden

Tenure: Freehold EPC Rating: D

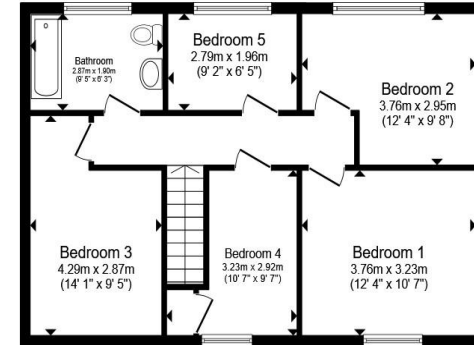
Council Tax Band: E

offers in the region of

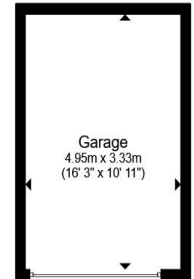
£390,000



Ground Floor



First Floor



Garage

Total floor area 157.7 m² (1,697 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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Property Ref:
LHS120831 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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