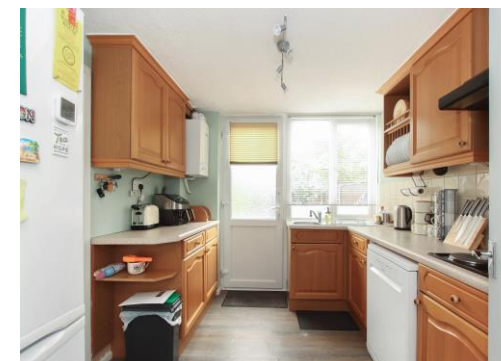






£400,000

Situated in this highly sought after Leverstock Green location and offered in superb condition throughout, this larger than average three bedroom home briefly comprises, an entrance hall with ample storage space which includes a walk in utility cupboard, a downstairs cloakroom, two reception rooms and fitted kitchen, whilst to the first floor can be found three bedrooms and a luxury shower room. The property also boasts lovely enclosed south westerly facing gardens. All located within easy reach of local shops and popular schools as well as just a short drive from the M1 motorway. NO ONWARD CHAIN

Property Description

Entrance Hall

Double glazed front door to the entrance hall, stairs to the first floor with understairs storage space and cupboard, walk in utility cupboard with plumbing and space for washing machine, further cloaks cupboard.

Cloakroom

Comprising a low level WC, wash hand basin, double glazed window to the front.

Lounge

Double glazed window to the front, radiator, TV point, feature electric fire.

Dining Room

Double glazed window to the rear, radiator.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, plumbing and space for a dishwasher, built in electric oven and hob with extractor hood over, wall mounted gas boiler serving central heating and hot water, double glazed door to the rear garden.

First Floor Landing

Stairs to the first floor, access to the part boarded loft, door to airing cupboard.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes and storage cupboards.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Three

Double glazed window to the front, radiator.

Shower Room

A refitted three piece suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround with storage cupboards below, tiled shower cubicle with power shower, tiled surrounds, two double glazed windows to the rear, extractor fan.

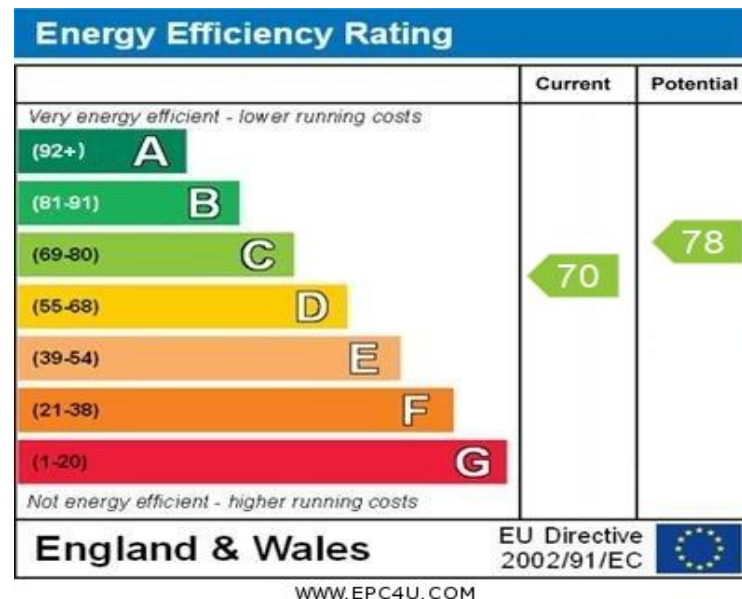
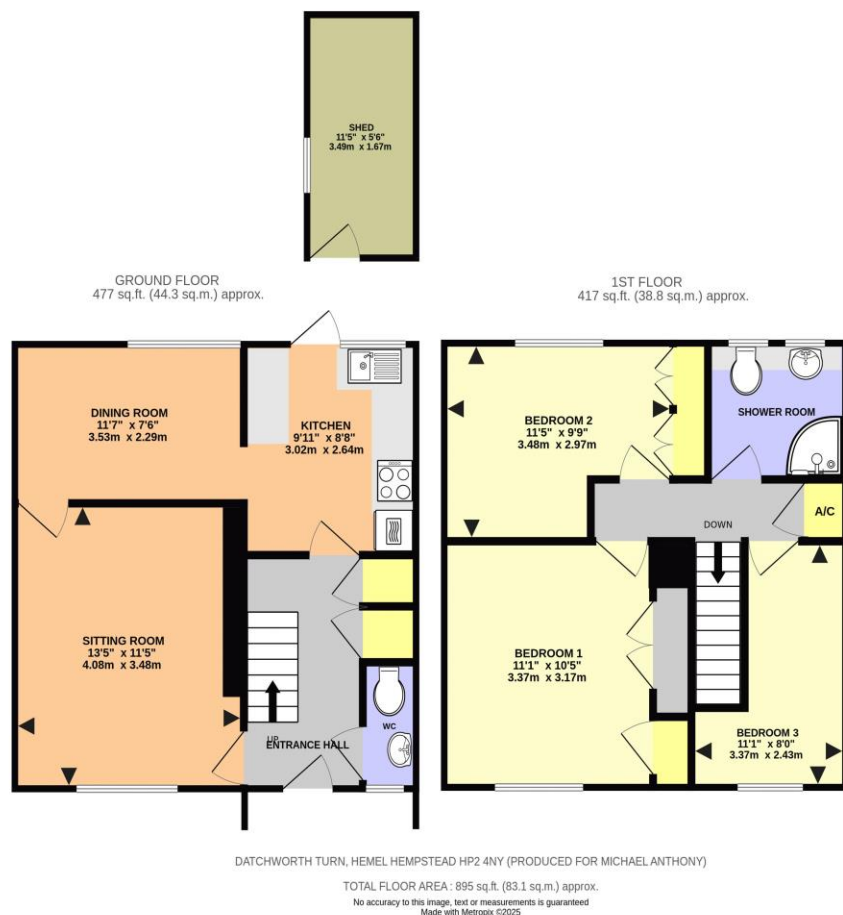
Outside

Front Garden

A fully enclosed front garden with gated access, path to the front door, outside light.

Rear Garden

A fully enclose south westerly facing garden, laid for ease of maintenance in mind with a paved area to the immediate rear, leading to an area of artificial lawn, established well stocked surrounding borders, gated rear access, brick built storage shed, outside cold water tap, light and power point.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk