





**Offers in Excess of
£425,000**

This superbly presented three bedroom home is located in this highly sought after Leverstock Green location, boasting driveway parking for two cars and lovely enclosed gardens, Briefly comprising a larger than average entrance hall, lounge with separate dining room, a refitted kitchen and luxury four piece bathroom. Located within easy reach of popular schools and local shops as well just a short drive of the M1 motorway

Property Description

Entrance Porch

Composite front door.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator, double glazed window, wall light points, cupboard housing meters.

Lounge

Double glazed window to the front, radiator, TV point, recessed spot lighting, wood flooring.

Dining Room

Double glazed patio doors to the rear garden, radiator.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas inset one and a half bowl sink unit with mixer tap set below double glazed window to the rear garden, built in gas hob with extractor over and built in electric oven, plumbing and space for washing machine and dish washer, recessed spot lighting, double glazed door to the rear garden, tiled surrounds and flooring.

Landing

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

Bedroom One

Double glazed window to the front, radiator, range of built in wardrobes and storage cupboard.

Bedroom Two

Double glazed window to the rear, cupboard housing gas boiler, radiator.

Bedroom Three

Double glazed window to the front, radiator, recessed storage space.

Family Bathroom

A luxury four piece bathroom, comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround, panel bath, tiled shower cubicle, dual double glazed windows to the rear, radiator.

Outside

Driveway

A block paved driveway providing off road parking for two cars.

Rear Garden

A fully enclosed rear garden with paved area to the immediate rear, outside cold water tap and power points, laid mainly to lawn with established well stocked borders, brick built storage shed with power and lighting, gated rear access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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