





**£625,000**

Set in a highly desirable location in LEVERSTOCK GREEN, this well proportioned three bedroom detached house is in need of modernisation throughout, offering a fantastic opportunity to create a wonderful family home. Briefly comprising lounge, dining room, downstairs shower room, kitchen, family bathroom, garage & driveway parking and private rear garden, the property could also be extended (STPP).

# Property Description

## **ENTRANCE PORCH**

Double glazed UPVC porch.

## **ENTRANCE HALL**

Stairs to first floor, storage cupboard and understairs storage cupboard, radiator, doors to lounge, dining room and kitchen.

## **LOUNGE**

Double glazed bay window to front aspect. Two radiators, gas feature fireplace.

## **DINING ROOM**

Double glazed window to side aspect, window and door to rear aspect. Radiator.

## **KITCHEN**

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, breakfast bar, stainless steel sink with mixer tap, integrated oven and five ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, cupboard housing gas boiler, towel radiator, storage cupboard, door to passageway.

## **PASSAGEWAY**

Door to front aspect, door to garage, glazed door to rear aspect, door to shower room.

## **SHOWER ROOM**

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, shower unit, part tiled walls.

## **LANDING**

Frosted double glazed window to side aspect. Airing cupboard housing hot water cylinder, access to loft space, doors to all rooms.

## **BEDROOM ONE**

Double glazed window to front aspect. Range of built in wardrobes, radiator.

## **BEDROOM TWO**

Double glazed window to side aspect. Built in storage cupboard, radiator.

## **BEDROOM THREE**

Double glazed window to side aspect. Built in storage cupboard, radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Pedestal wash hand basin, panelled bath, part tiled walls, radiator.

## **SEPARATE W.C.**

Frosted double glazed window to side aspect. Low level w.c.

## **OUTSIDE**

### **GARAGE & PARKING**

Garage with up and over door, power and light, driveway providing off road parking for several cars.

### **FRONT GARDEN**

Mainly laid to lawn, pathway to front door, flower and shrub beds.

### **REAR GARDEN**

Mainly laid to lawn with patio area, mature trees, gated access to front, timber storage shed, outside tap.

### **COUNCIL TAX BAND: F**

### **EPC RATING: D**



MALMES CROFT, HEMEL HEMPSTEAD HP3 8QX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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