



Bartel Close, Leverstock Green, HP3 8LX
Asking price £700,000

Sears & Co
estate & letting agents



www.searsandco.co.uk

Sears & Co

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

An established and well proportioned three bedroom (formally four bedroom) family home measuring approximately 1450 SQFT, situated on Bartel Close, one of Leverstock Green's premier positions with considerable potential for further extension subject to the necessary permissions.

The accommodation includes an entrance porch, entrance hallway, downstairs w/c, spacious living & family areas, refitted kitchen & separate dining area, principal bedroom with dressing area and en suite shower room, two further bedrooms and a family bathroom.

The garage has been partially converted to include a 'lift' which can be accessed on the first floor via bedroom three and a utility space. Externally the property further benefits from a substantial area of frontage providing driveway parking and a delightful private rear garden.

Double Glazed Front Door

Entrance Porch

Double glazed window. Access to the garage/utility room. Access to the entrance hallway.

Entrance Hallway

Radiator. Under stairs storage cupboard. Stairs leading to the first floor accommodation. Access to the living area, dining area and the downstairs w/c.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a wall mounted wash hand basin with storage cabinet. Tiled walls.

Living Room

Two double glazed windows. Two radiators. Open plan to the family area.

Family Area

Double glazed sliding doors leading to the garden. Double glazed window. Radiator.

Dining Area

Double glazed bow style window. Two radiators. Open plan to the kitchen area.

Kitchen Area

Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Neff oven. Electric hob & extractor over. Space for a free standing fridge/freezer. One and a half bowl sink and drainer unit with mixer tap. Wood effect flooring. Recessed down lighting. Tiled walls.

First Floor Landing

Double glazed window. Access to the loft. Access to three bedrooms and the family bathroom. Airing cupboard.

Bedroom One/Dressing Area

Double glazed window. Radiator. Fitted range of built in wardrobes extending into a dressing area which has a double glazed window, a radiator and provides access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a shower enclosure, bidet, low level w/c and two wash hand basins. Tiled walls. Shaver point. heated towel rail.

Bedroom Two

Double glazed window. Radiator. Fitted range of built in wardrobes.

Bedroom Three

Double glazed window. Radiator. Lift providing access to the garage on the ground floor.

Family Bathroom

Double glazed window. Fitted with a panel enclosed

bath with electric shower over, cabinet enclosed wash hand basin and a low level w/c. Radiator. Tiled walls. Shaver point.

Garage/Utility Room/Lift

The original garage has been sectioned off and is now arranged as a utility area and space for the lift which provides access to the first floor/bedroom three. Double glazed window. Space for a free standing washing machine and tumble dryer. Power & lighting.

To The Front

An area of frontage laid predominantly with block paving providing driveway parking and a further area of lawn/planting. Gates side access.

To The Rear

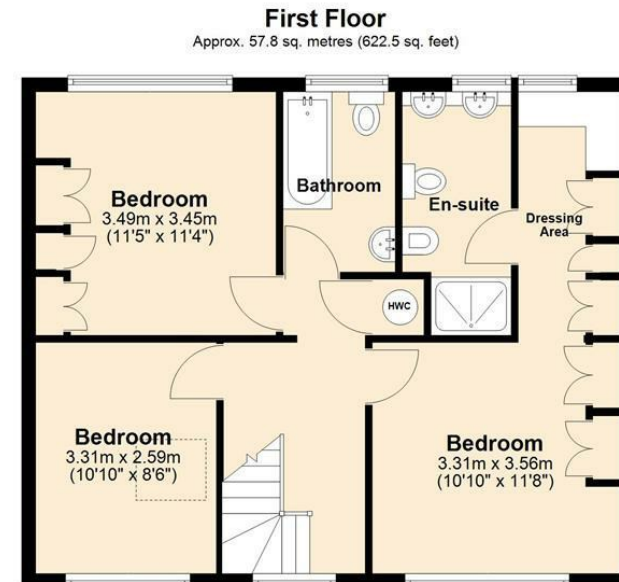
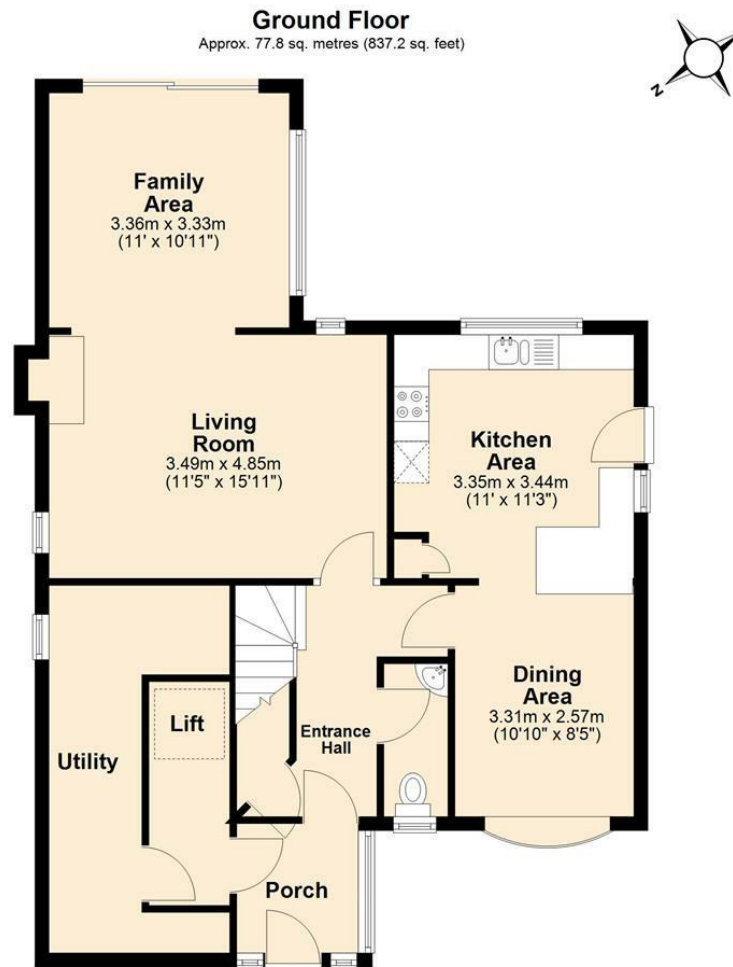
A private garden arranged with areas of patio, lawn and mature planted borders/beds. Gated side access. Two timber sheds. Outside tap. Enclosed by a mixture of timber panel fencing and hedging.

Buyers Information

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. 135.6 sq. metres (1459.7 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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		