



Leverstock Green Road, Leverstock Green, HP3 8PR
Asking price £675,000

Sears & Co
estate & letting agents



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Sears & Co

A superbly presented, four bedroom detached property situated on an elevated plot in exclusive Leverstock Green, with an exceptional frontage providing parking. The layout currently comprises an entrance hallway, downstairs shower room, refitted kitchen, 23FT open plan living/dining room, conservatory, four well proportioned bedrooms and a family bathroom. Externally the property further benefits from driveway parking a 16FT garage, private garden with raised/partly covered decking utilised as space for a hot tub and a useful garden/office building located at the gardens end. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Hallway

Wood effect flooring. Radiator. Under stairs storage cupboard. Stairs rising to the first floor accommodation. Access to the living room, kitchen, downstairs shower room and a courtesy door to the garage.

Downstairs Shower Room

Double glazed window. Fitted with a low level w/c, pedestal wash hand basin and a shower area. Radiator. Tiled flooring. Tiled walls.

Kitchen

Double glazed door to the side aspect. Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming up stands. Sink and drainer unit with mixer tap. Two integrated ovens, electric induction hob and an extractor over. Integrated dishwasher & fridge. Wood effect flooring.

Living/Dining Room

Two double glazed windows. Double glazed doors leading to the conservatory. Two radiators. Wood effect flooring.

Conservatory

Single door to the side aspect and double doors to the rear aspect. Radiator.

First Floor Landing

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

Bedroom

Double glazed window. Radiator. Fitted wardrobes with sliding doors.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Wardrobe.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, low level w/c and a pedestal wash hand basin. Radiator. Tiled flooring. Tiled walls.

To The Front

An area of frontage partly enclosed by a brick wall and laid with block style paving providing parking leading to the front door and gated side access.

Garage

Accessed via an electric door to the front and courtesy doors from the entrance hallway and garden. Power & Lighting. Space for a washing machine. Central heating boiler.

To The Rear

The garden is arranged with areas of patio, lawn and slate clippings enclosed by timber panel fencing. Raised decking providing access to the outbuilding and space for the hot tub. Shed. Outside lighting. Gated side access.

Outbuilding

Accessed via a double glazed door. Power & lighting.

Buyer Information

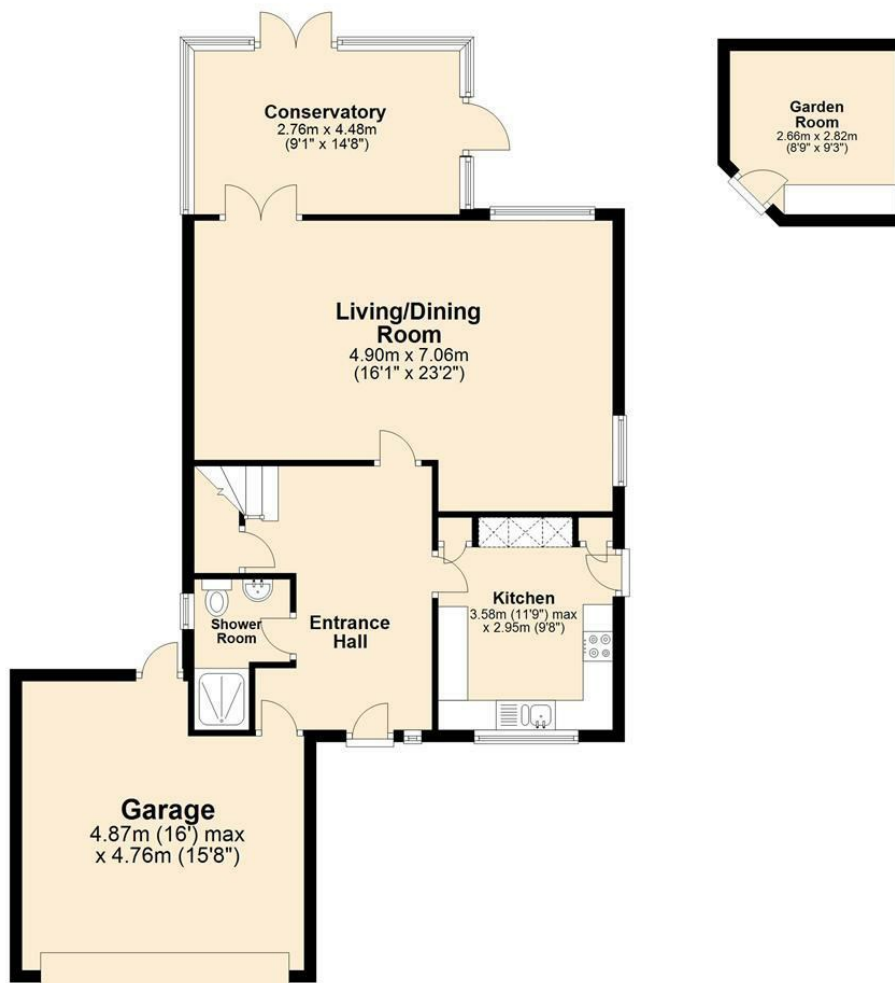
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.





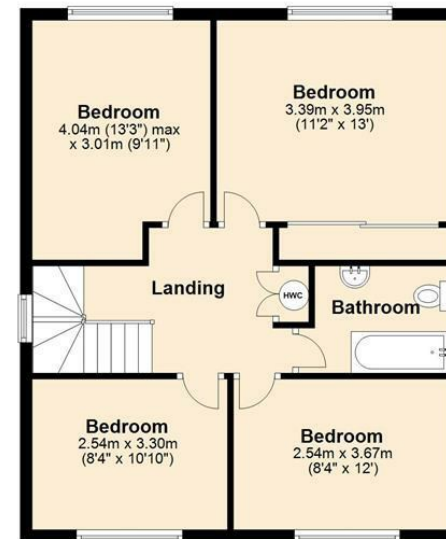
Ground Floor

Approx. 102.5 sq. metres (1102.9 sq. feet)



First Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 163.1 sq. metres (1755.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		