





**Offers in the Region
Of £800,000**

A superbly presented and extended four-bedroom detached family home located in the highly sought-after Leverstock Green location. This impressive property offers a fantastic blend of modern living and spacious accommodation, featuring a luxurious open-plan kitchen/dining area, downstairs w.c, a master bedroom with ensuite, and three further well-sized double bedrooms. The home is complemented by a well-maintained garden with patio area, perfect for outdoor entertaining, and driveway parking for multiple cars.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Doors to lounge, study, downstairs W.C, lounge, diner, kitchen.

LOUNGE

Double glazed window to front aspect. Radiator, spotlights.

STUDY

Double glazed window to front aspect. Radiator, spotlights, built in storage cupboard.

DOWNSTAIRS W.C

Fully tiled walls, low level w.c, hand wash basin with storage under, spotlights

KITCHEN/LOUNGE/DINER

Double glazed window to front aspect. Integrated dish washer, three electric ovens, integrated fridge freezer, stainless steel one and half bowl sink with drainer, electric hob, breakfast bar spotlight, fitted with a range of floor and wall mounted cupboards, built in storage cupboard, extractor fan, double glazed bifold doors, skylight, underfloor heating.

UTILITY

Fitted with a range of floor and wall mounted units, spotlights door to side of house, integrated fridge freezer, space for two washing machines and dryer.

LANDING

Doors to all bedrooms, spotlights, loft access, built in storage cupboard housing water tank, door to bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobes, spotlights, radiator, door to en-suite.

EN-SUITE

Fully tiled walls and floor, hand wash basin with drawer, low level w.c, walk-in shower, radiator LED mirror, heated towel rail, radiator, extractor fan.

BEDROOM TWO

Double glazed window to front aspect. Built in wardrobes, radiator, spotlights.

BEDROOM THREE

Two double glazed windows to front aspect, spotlights, radiator, built in storage cupboard over the stairs.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, spotlights.

BATHROOM

Frosted double glazed window to side aspect. Walk-in shower, extractor fan, tiled bath with hand held shower attachment, fully tiled floor and walls, built in storage cupboard, low level w.c, hand wash basin with storage drawer, heated towel rail.

FRONT GARDEN

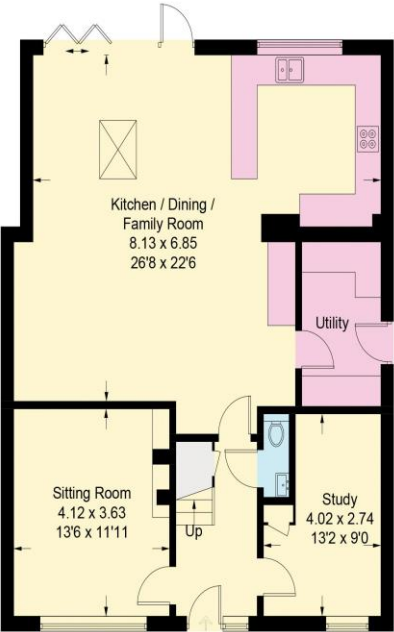
Parking for multiple cars, power.

REAR GARDEN

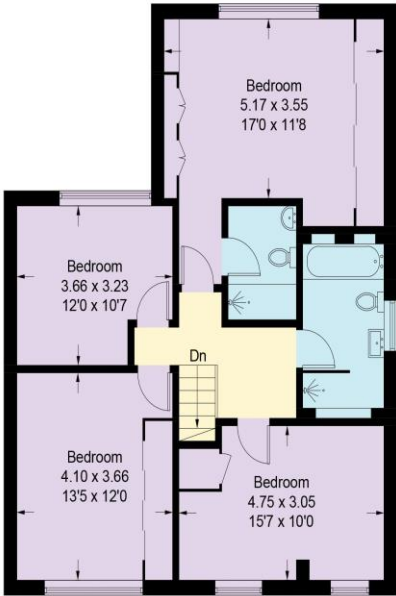
Bin shed, shed, side access to front of house, laid lawn, patio area, stairs to the shed, patio seating area, outside tap, power.



Patmore Link Road



Ground Floor



First Floor

Approximate Total Area
1908 sq ft / 177.3 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1321110)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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