





**£385,000**

A three-bedroom terraced home in the popular area of Leverstock Green, offering excellent potential for modernisation and improvement. The property benefits from a spacious layout, private rear garden, and a driveway providing off-road parking for two cars. An ideal opportunity for first-time buyers, families, or investors looking to add value. Conveniently located close to local amenities, schools, and transport links.

# Property Description

## Entrance

Door to:

## Entrance Hall

Doors to lounge and Kitchen, stairs to first floor, Built in storage cupboard.

## Lounge/Diner

Double glazed windows to Front aspect, Double glazed windows to rear aspect, Radiator, electric fire

## Kitchen

Range of floor and wall mounted cupboards, Space for fridge, space for freezer, space for washing machine, Space for dishwasher, electric oven, gas hob, electric extractor fan, doors leading to garden, double glazed window to rear aspect, Under the stairs storage cupboard

## Landing

Doors to all bedrooms, bathroom and build in storage cupboard housing combi boiler

## Bedroom 1

Radiator, Double glazed windows to front aspect, range of built in wardrobes

## Bedroom 2

Radiator, Double glazed window to rear aspect, built in wardrobes

## Bedroom 3

Radiator double glazed windows to front aspect, built in storage cupboards

## Separate WC

## Bathroom

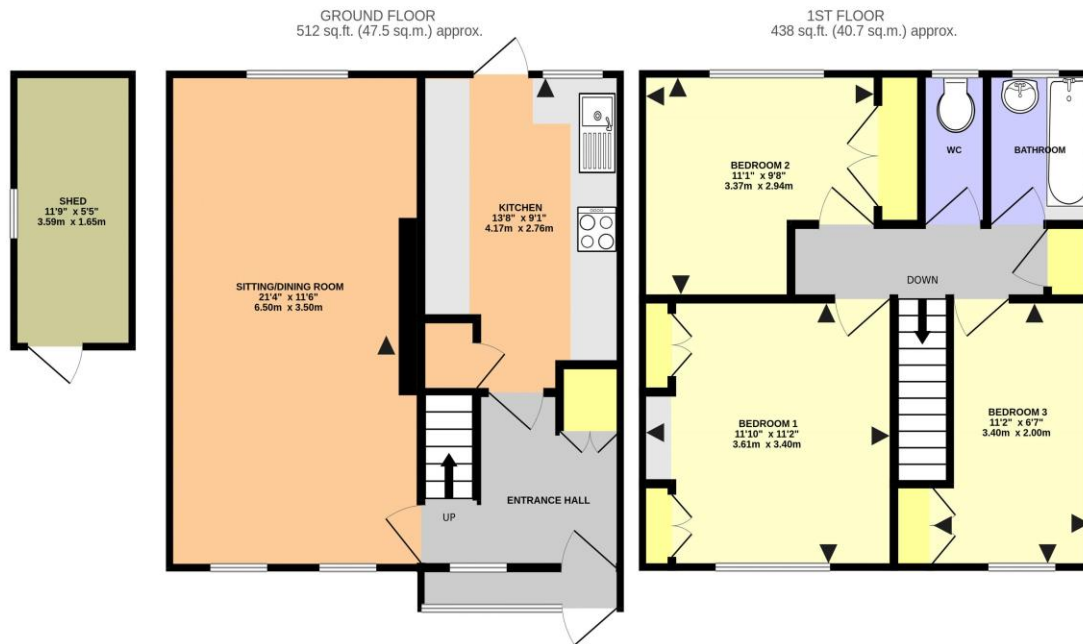
Paneled bath, partially tiled wall, tiled floor, hand wash basin,

## Rear Garden

brick storage shed, rear access gate, mainly laid lawn, patio pathway leading to shed and gate

## Front garden

Driveway for 2 cars



POYNDERS HILL, HEMEL HEMPSTEAD HP2 4PQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

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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.

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