





**Offers in Excess of  
£385,000**

Located in the highly sought-after area of Leverstock Green in Hemel Hempstead, this three-bedroom terraced home is offered to the market with NO ONWARD CHAIN. The ground floor comprises a cloakroom, a good-sized living/dining room providing flexible space for everyday living and a modern kitchen with access to the private rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The property is conveniently located for local amenities, schooling and transport links, including nearby access to the M1.

# Property Description

## Entrance Hall

Door to cloakroom, door to living room, stairs rising to first floor.

## Cloakroom

WC, hand wash basin, heated towel rail, extractor fan.

## Lounge/Diner

Double glazed window to front, double glazed window to rear, two radiators.

## Kitchen

Range of floor and wall mounted units, spotlights, double glazed window to rear, sink with drainer, integrated microwave, integrated dishwasher, built in oven, gas hob with extractor fan over, space for washing machine, breakfast bar with built in storage, wall mounted combination boiler.

## Landing

Access to loft via pull down ladder, doors to all bedrooms and bathroom, storage cupboard.

## Bathroom

WC, hand wash basin in vanity unit, heated towel rail, bath with rain shower over, underfloor heating, extractor fan, spotlights.

## Bedroom 1

Double glazed window to front, built in wardrobe, radiator.

## Bedroom 2

Double glazed window to rear, radiator.

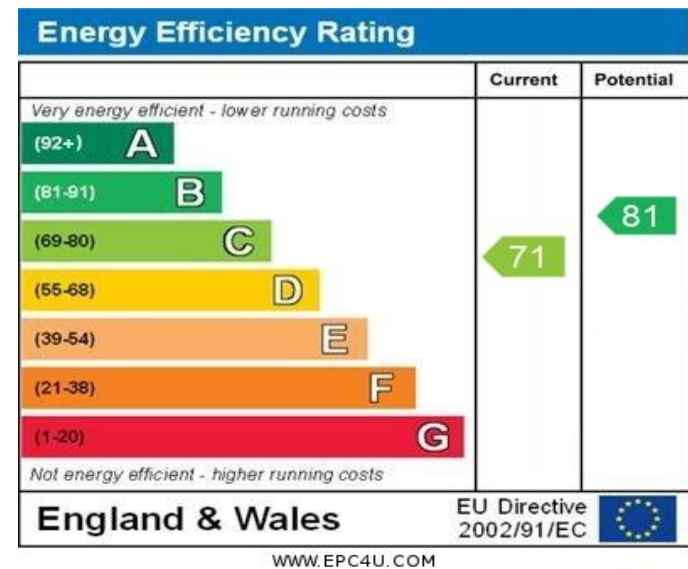
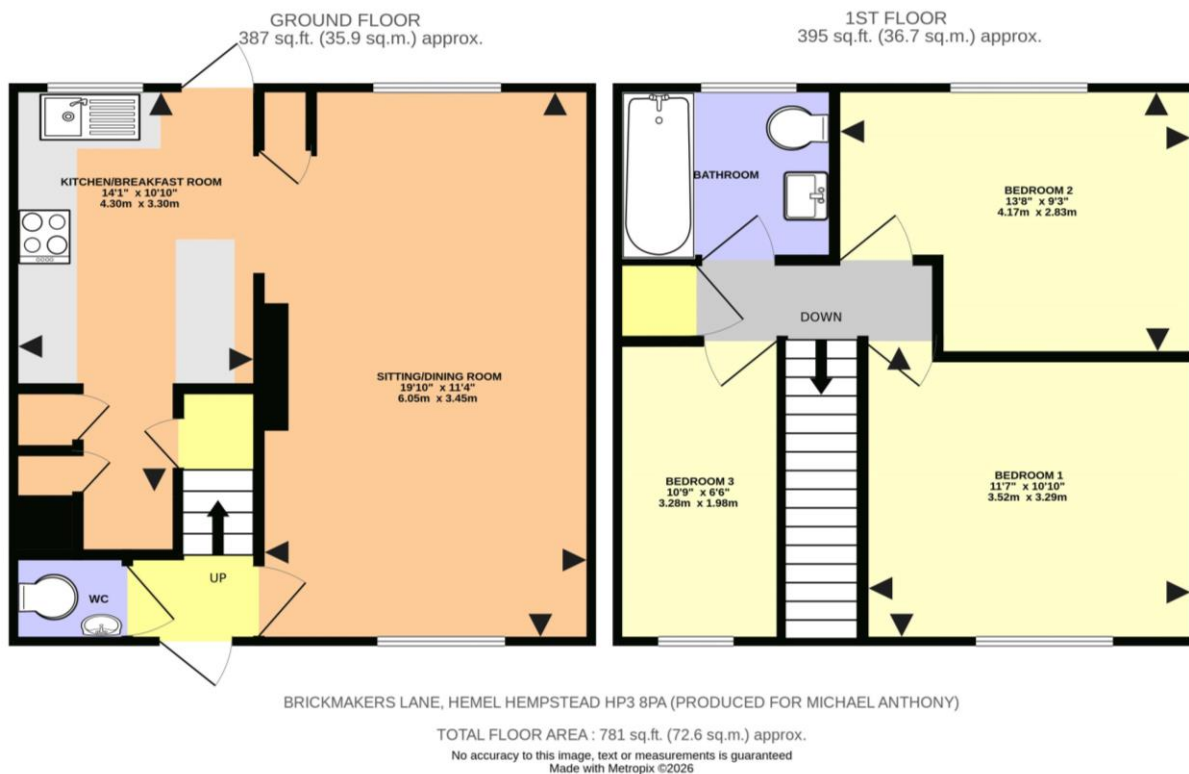
## Bedroom 3

Double glazed window to front, radiator.

## Rear Garden

Mainly laid to lawn with patio area, timber storage shed, water tap.

## Front garden



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

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