



The Horseshoe, Leverstock Green, HP3 8QU
Asking price £525,000

Sears & Co
estate & letting agents

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

A well proportioned three bedroom semi detached family home, situated in this exclusive position on The Horseshoe, Leverstock Green, HP3. Accommodation currently spans in excess of 1200 sqft and offers potential to extend further, subject to the necessary planning permissions.

The layout comprises an entrance porch, entrance hallway, open plan living/dining areas, conservatory, kitchen/breakfast room, downstairs w/c, three first floor bedrooms and a family bathroom with a four piece suite.

Externally the property further benefits from an area of front garden, driveway parking, garage and a private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Glazed window. Radiator. Glazed door to the entrance hallway.

Entrance Hallway

Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen/breakfast room and living area.

Living Area

Double glazed window. Two glazed internal windows. Radiator. Open plan to the dining area.

Dining Area

Radiator. Storage cupboard. Access to the kitchen/breakfast room. Open plan to the conservatory.

Conservatory

Double glazed doors to the rear garden.

Kitchen/Breakfast Room

Double glazed window. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with work surfaces over also forming upstands. Integrated fridge freezer, oven and dishwasher. Induction hob with extractor over. Stainless steel sink with drainer unit and mixer tap. Storage cupboard. Radiator. Tiled flooring. Recessed down lighting. Courtesy door to the garage. Access to the w/c.

W/C

Fitted with a wall mounted wash hand basin and a low level w/c. Radiator. Tiled flooring. Recessed down lighting. Extractor fan.

First Floor Landing

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

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Built in wardrobes.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a four piece suite to include a shower enclosure with 'Mira' shower, panel enclosed bath, cabinet enclosed wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

To The Front

An area of hardstanding providing driveway parking. An area of front garden laid with lawn. Access to the garage and front door.

Garage

Accessed via an up and over door to the front and a courtesy door from the kitchen/breakfast room. Power.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing, hedging and part walled. Outside tap.

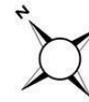
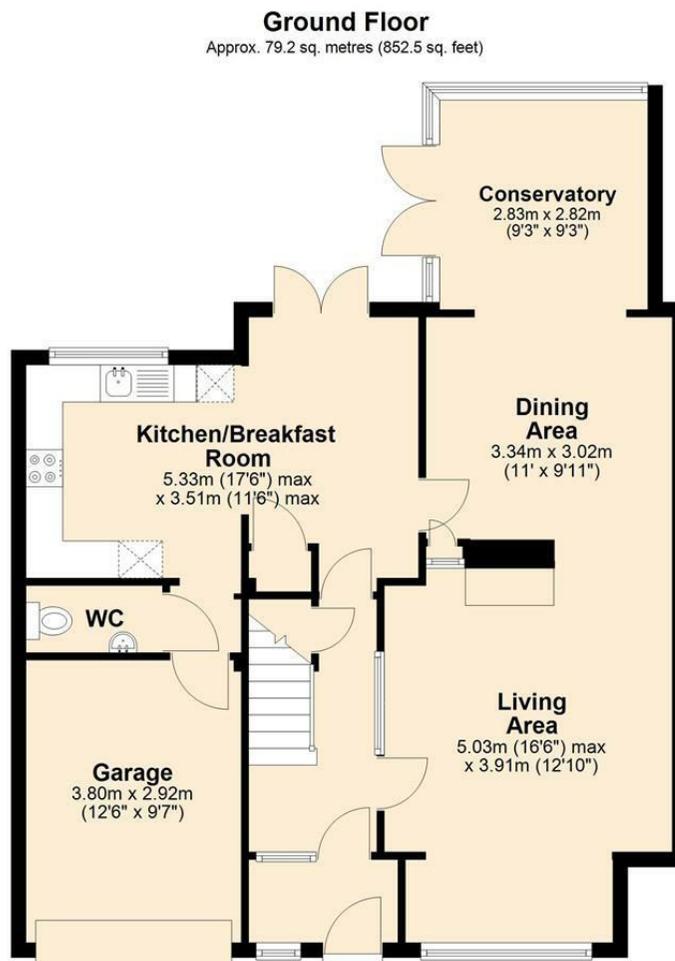
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Total area: approx. 120.6 sq. metres (1298.2 sq. feet)

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
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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		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

