



View of block





**Offers in Excess of  
£280,000**

Set on the edge of the ever popular LEVERSTOCK GREEN, Michael Anthony Estate Agents are pleased to present this immaculately presented first floor maisonette. Comprising two double bedrooms, a generous lounge/dining room, separate kitchen and family shower room. The property is located just a short distance from local amenities, schools and access to the M1.

# Property Description

## Entrance

Stairs from ground floor to open landing area.

## Entrance Porch

Glazed door opens to the entrance porch, door to lounge/diner.

## Lounge/Diner

A dual aspect room with double glazed windows to front and rear, TV and telephone points, two radiators, door to kitchen and hallway.

## Kitchen

A recently refitted kitchen with a range of base and eye level storage units, matching worktops with an inset single drainer sink unit with mixer tap, integrated washer dryer, integrated dishwasher, integrated fridge freezer, integrated oven and hob with extractor fan above, wall mounted "combi" boiler, double glazed window to rear, tiled surrounds.

## Inner Hallway

Storage cupboard, access to part boarded and recently fully insulated loft space, doors to bedrooms and bathroom, recessed spot lighting.

## Bedroom One

Double glazed window to front, radiator, storage cupboard.

## Bedroom Two

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

## Bathroom

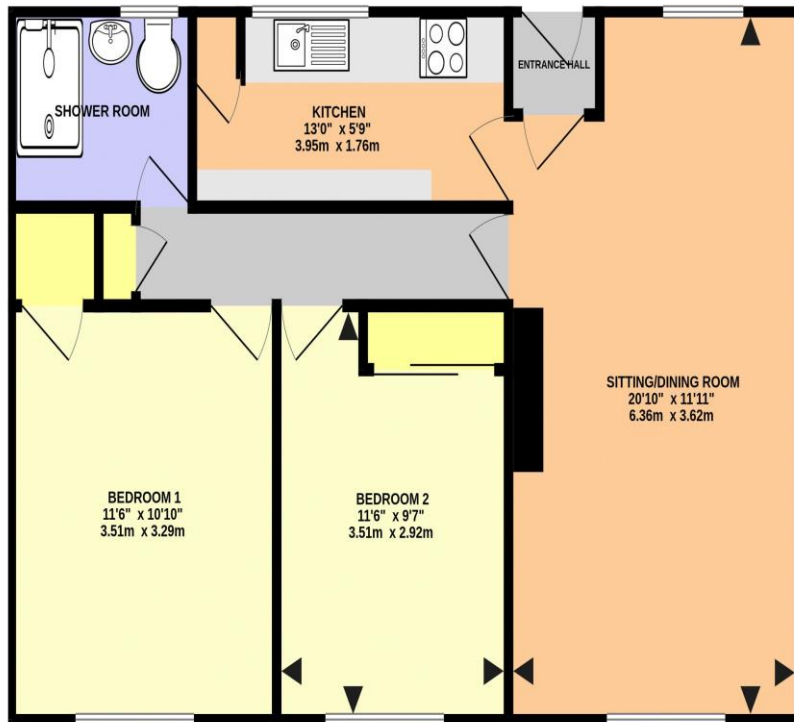
Frosted double glazed window to front, WC, hand wash basin, shower cubicle, extractor fan.

## Outside

Private balcony with a large downstairs storage cupboard.

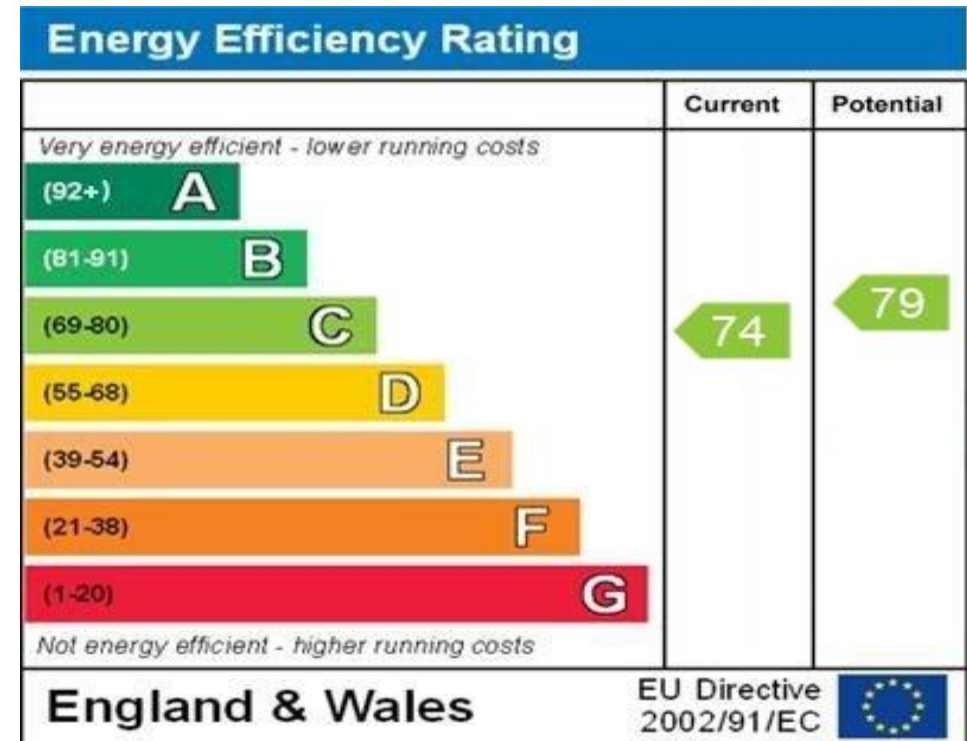
## Council Tax: C

## EPC rating: C



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

TOTAL FLOOR AREA: 668 sq.ft. (62.1 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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