

Kendale, Hemel Hempstead, HP3 8NN



- * DETACHED * LEVERSTOCK GREEN * FOUR BEDROOMS**
- * ENSUITE TO MASTER * LOUNGE * KITCHEN**
- * PRIVATE REAR GARDEN * DOUBLE GARAGE * DRIVEWAY PARKING**

A FOUR BEDROOM DETACHED FAMILY HOME IN THE HEART OF LEVERSTOCK GREEN

£650,000 Freehold

ACCOMMODATION

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor, doors to cloakroom, kitchen, dining room and lounge, storage cupboard, radiator.

CLOAKROOM

Double glazed window to side aspect. Low level w.c. vanity wash hand basin with mixer tap and splash back tiling, radiator.

LOUNGE

Double glazed window to rear aspect, double glazed door to rear. Inset gas fire, radiator.

DINING ROOM

Double glazed window to rear aspect. Radiator, television point.

KITCHEN

Double glazed window to front aspect, double glazed door to side aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink unit with mixer tap, space for oven and fridge/freezer, integrated dishwasher, space for table, radiator.

LANDING

Double glazed window to front aspect. Built in storage cupboard, access to loft space, door to airing cupboard.

BEDROOM ONE

Double glazed windows to front and side aspects. Door to en-suite.

EN-SUITE

Double glazed window to front aspect. Three piece suite comprising low level w.c. vanity wash hand basin, shower cubicle, wall mounted heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed window to side aspect. Four piece suite comprising low level w.c. vanity wash hand basin with mixer tap, bath with mixer tap, double shower cubicle, radiator.

OUTSIDE

DOUBLE GARAGE AND PARKING

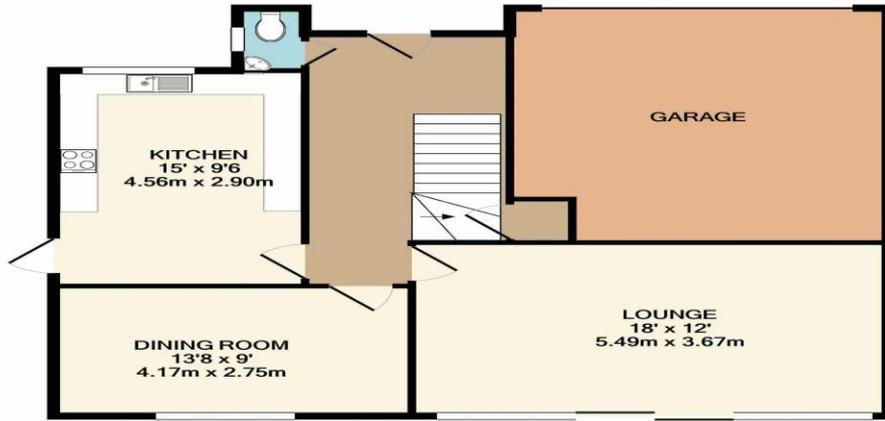
Driveway parking leading to double garage with electric door.

FRONT GARDEN

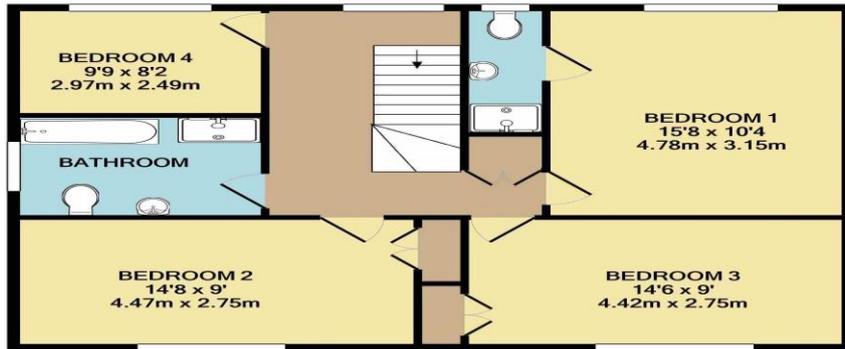
Mainly laid to lawn with shrub border, side gated access.

REAR GARDEN

Mainly laid to lawn with mature shrubs, patio area.



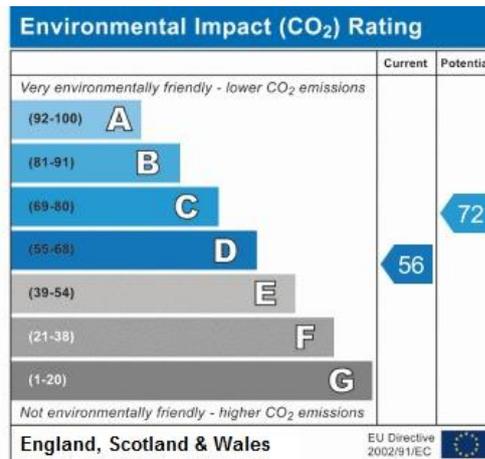
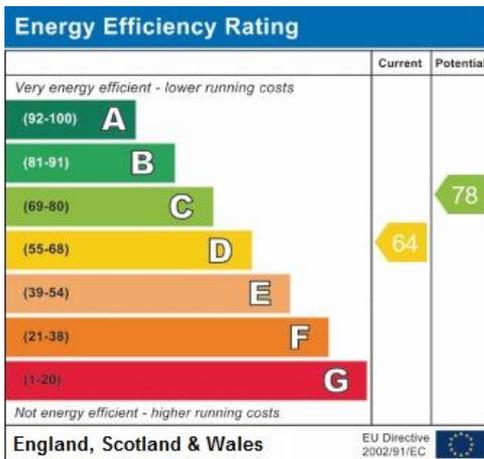
GROUND FLOOR
APPROX. FLOOR
AREA 850 SQ.FT.
(78.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1594 SQ.FT. (148.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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