Leverstock Green

Hemel Hempstead, HP3 8BH

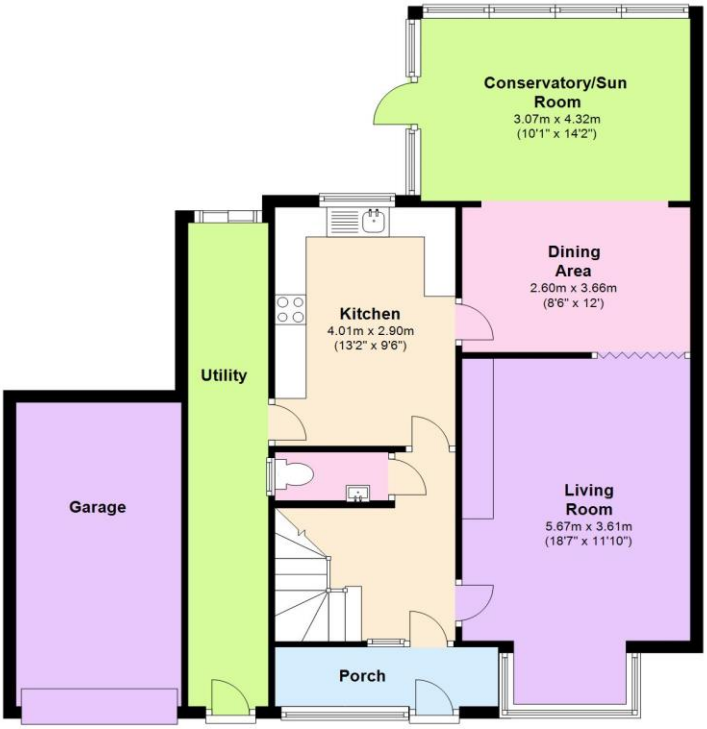
*** RARELY AVAILABLE THREE BEDROOM DETACHED FAMILY HOME SITUATED IN THIS SOUGHT AFTER LOCATION*** with GARAGE & BLOCK PAVED OFF ROAD PARKING FOR SEVERAL VEHICLES, ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS CLOAKROOM W/C, FITTED KITCHEN AREA, LOUNGE AREA WITH SEPARATE DINING ROOM, CONSERVATORY/SUN ROOM, WHITE BATHROOM SUITE WITH UPGRADED DOUBLE LENGTH SHOWER, BUILT IN WARDROBE TO MASTER BEDROOM, SPACIOUS FRONT & SOUTH FACING REAR GARDEN AREA, POTENTIAL TO EXTEND SUBJECT TO RELEVANT PERMISSION, ALSO BENEFITS GAS CENTRAL HEATING & DOUBLE GLAZING, OFFERED WITH NO UPPER SALES CHAIN, WALKING DISTANCE OF GOOD LOCAL SCHOOLS, SHOPS & AMENTIES, LINKS TO M1 & ST ALBANS. For further information and to arrange a viewing contact FLAGGS on: 01442 232888

Price £595,000 Freehold

Call Flaggs on **01442 232888** to arrange a viewing.

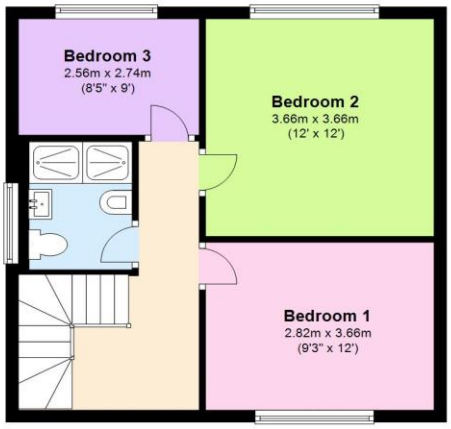
Ground Floor

Approx. 92.1 sq. metres (991.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 134.3 sq. metres (1445.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

At the time of Marketing the property we are not in receipt of a building regulations compliance certificate and therefore are unable to warrant compliance with building regulations.

14 Queensway
Hemel Hempstead
Hertfordshire HP1 1LR

Tel: 01442 232888
Fax: 01442 800044

e: info@flaggs.co.uk
www.flaggs.co.uk

Disclaimer: 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE F054 Printed by Ravensworth 01670 713330