



Poynders Hill, Leverstock Green, HP2 4PH
Asking price £415,000

Sears & Co
estate & letting agents

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

A well proportioned & extended three bedroom end of terrace family home with accommodation measuring approximately 1000 square feet, situated in this popular position on Poynders Hill, Leverstock Green.

The layout includes an entrance porch, entrance hallway, 21FT dual aspect living/dining room, kitchen, useful downstairs shower room, three bedrooms and a refitted shower room.

Externally the property further benefits from an area of front garden and a delightful private rear garden with brick store shed. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Two double glazed windows. Access to the entrance hallway.

Entrance Hallway

Radiator. Storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and living room.

Living Room

Two double glazed windows. Fireplace. Radiator.

Kitchen/Dining Room

Double glazed window. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Freestanding oven, washing machine and fridge freezer (included in the sale). Space for a slimline dishwasher. Stainless steel sink with drainer unit. Wood effect flooring. Partially tiled walls. Access to the living room and the shower room.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure with electric shower, pedestal wash hand basin and a low level w/c. Tiled walls. Vinyl flooring. Radiator. Extractor fan.

First Floor Landing

Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Airing cupboard. Fitted range of bedroom furniture.

Bedroom

Double glazed window. Radiator. Two storage cupboards (one of which houses the boiler).

Bedroom

Double glazed window. Radiator. Storage cupboard.

Family Bathroom

Two double glazed windows. Fitted with a three piece suite to include a shower area with glass screen and electric shower over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Tiled walls. Tiled flooring.

To The Front

An area of front garden laid with patio. Gated side access leading to the rear garden.

To The Rear

A private garden arranged with areas of hardstanding, lawn and patio. Planted borders. Brick built shed. Garden shed. Gated rear access. Gated side access. Enclosed by timber panel fencing and part walled. Outside tap.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

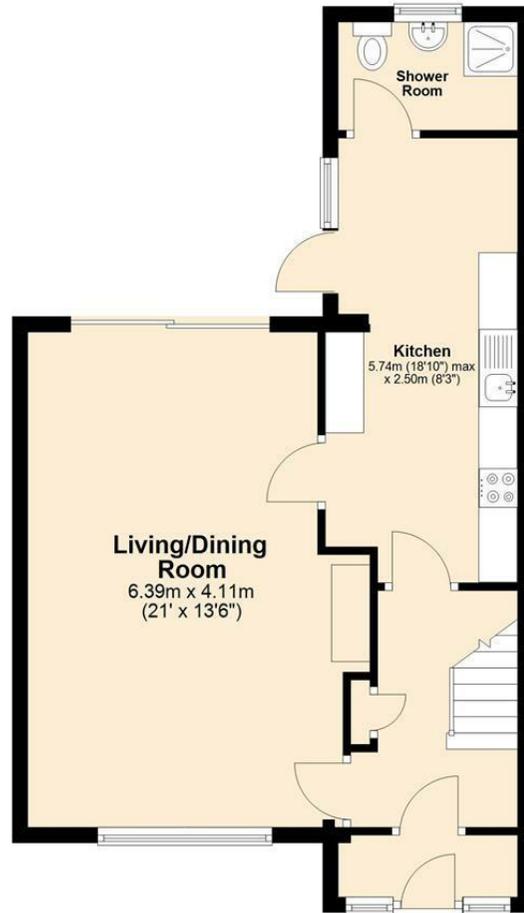


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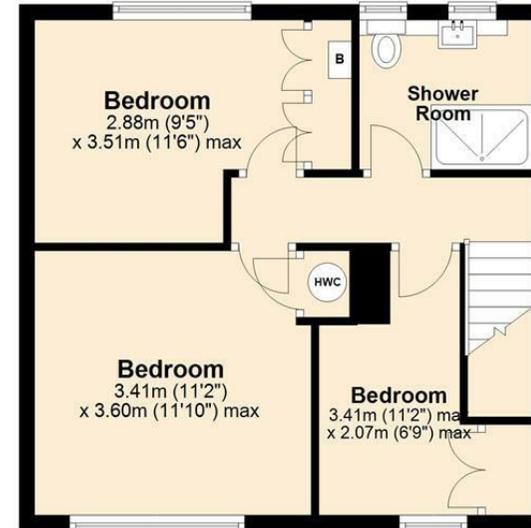
Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.5 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.

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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 floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

