



The Horseshoe, Leverstock Green, HP3 8QU
Asking price £575,000

Sears & Co
estate & letting agents

**** COMPLETE UPPER CHAIN ****

A well presented and re modelled, three bedroom semi detached property situated in an exclusive position on the Horseshoe in Leverstock Green which may offer potential to extend subject to the necessary permissions. Accommodation includes an entrance hallway, downstairs w/c, refitted kitchen with integrated appliances, open plan living and dining areas, three first floor bedrooms and a luxuriously appointed family bathroom. Externally the property further benefits from driveway parking, a garage and a well presented, private rear garden. Council tax band E. Contact Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Wood effect flooring. Internal glazed window. Radiator. Stairs rising to the first floor accommodation and under stairs storage cupboard. Access to the kitchen, dining area and downstairs w/c.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a wash hand basin. Wood effect flooring. Extractor fan.

Kitchen

Double glazed door to the side aspect. Double glazed window. Refitted with a range of eye and base level units with wood effect work surfaces over also forming up stands. Ceramic sink and drainer unit with mixer tap. Integrated one and a half oven, electric hob with extractor over, dishwasher, washing machine and fridge/freezer. Wood effect flooring. Recessed down lighting.

Dining Area

Double glazed window. Radiator. Open plan to the living area.

Living Area

Double glazed doors leading to the garden. Double glazed window. Radiator.

First Floor Landing

Access to the loft via a pull down ladder. Store cupboard. Access to the three bedrooms and family bathroom.

Bedroom

Two double glazed windows. Fitted with a range of bedroom furniture. Radiator. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Three double glazed windows. Refitted to include a four piece suite comprising a bath with feature free standing tap, shower enclosure, low level w/c and round wash hand basin. Tiled walls. Tiled flooring. Recessed down lighting.

To The Front

An area of block paved frontage providing driveway parking for one vehicle and a pathway to the front door. Further area of front garden mainly laid to lawn. Access to the garage and side access leading to the garden.

Garage

Accessed via a garage door to the front and a courtesy door from the garden. Double glazed window. Power & lighting.

To The Rear

A private garden laid with areas of patio and lawn enclosed by timber panel fencing. Outside tap. Courtesy door to the garage.

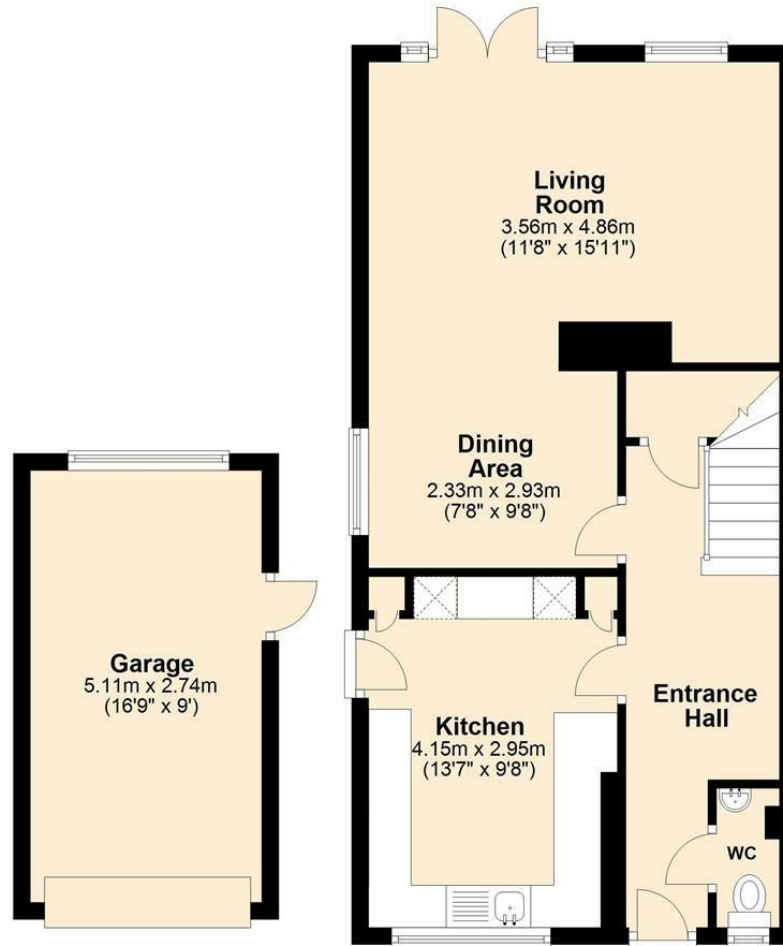


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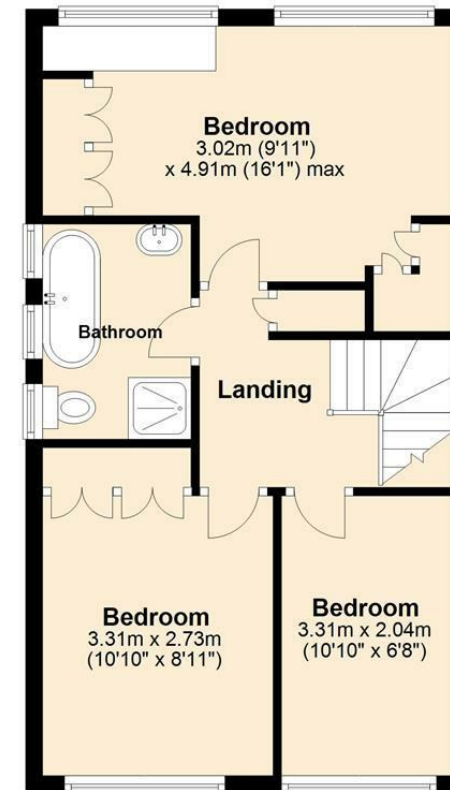
Ground Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 106.1 sq. metres (1141.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

