



Edenhall Close, Leverstock Green, HP2 4ND
Asking price £750,000

Sears & Co
estate & letting agents



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Sears & Co

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

Situated in one of Leverstock Green's most exclusive positions on Edenhall Close is this well proportioned, four bedroom, detached family residence with accommodation spanning just over 1600 SQFT.

The layout currently comprises an entrance hallway, downstairs w/c, SPACIOUS 25FT living/dining room, family room, kitchen/breakfast room, utility room, Principal bedroom with EN SUITE, three further bedrooms and a family bathroom.

Externally the property further benefits from DRIVEWAY PARKING a 23FT garage and a delightful, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Council Tax Band F.

Double Glazed Front Door

Entrance Hallway

Double glazed window. Access to the downstairs w/c, living/dining room, kitchen/breakfast room & family room. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Radiator.

Downstairs W/C

Double glazed window. Fitted with a toilet and wash hand basin with mixer tap. Radiator. Tiled splash back. Wood effect flooring.

Living/Dining Room

Double glazed bow style window. Double glazed doors leading to the garden. Two radiators.

Family Room

Double glazed window. Radiator.

Kitchen/Breakfast Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast area. Integrated oven, hob and extractor over. Integrated dishwasher. Central heating boiler. Stainless steel double sink unit with mixer tap. Wood effect flooring. Tiling to splash back areas. Access to the utility room.

Utility Room

Double glazed window. Double glazed door to the side aspect. Courtesy door to the garage. Fitted with eye and base level units with work surfaces over. Space for a free standing washing machine, tumble dryer and fridge/freezer. Stainless steel sink and drainer unit. Wood effect flooring. Radiator.

First Floor Landing

Airing cupboard. Radiator. Access to all bedrooms and the family bathroom.

Principal Bedroom

Double glazed window. Fitted wardrobes. Radiator. Access to the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure, low level w/c and pedestal wash hand basin with mixer tap. Radiator. Tiled walls. Shaver point.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath, wash hand basin with storage and a low level w/c. Tiled walls. Shaver point.

To The Front

An area of frontage laid with block paving providing parking and a further area of front lawn. Gated side access.

Garage

Accessed via an electric garage door to the front and a courtesy door from the utility room. Lighting.

To The Rear

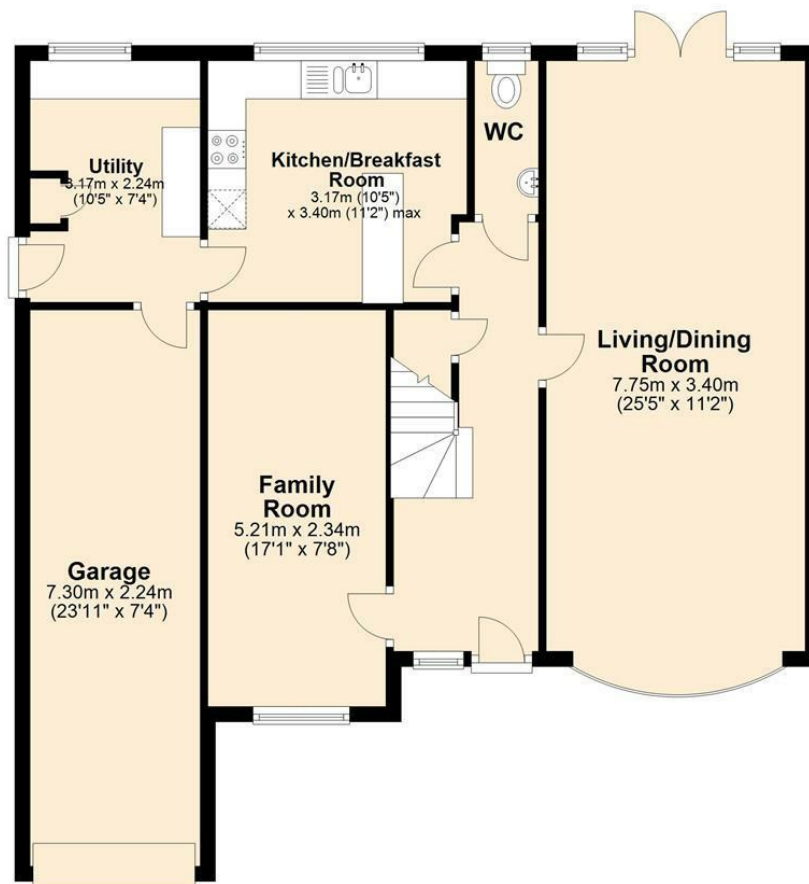
A private garden laid with areas of patio and lawn with some planting enclosed by a mixture of timber fencing, hedging and part walled.





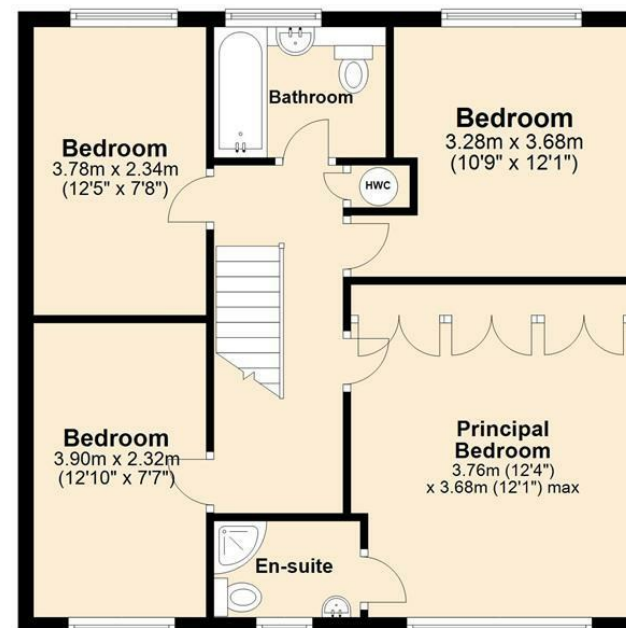
Ground Floor

Approx. 87.3 sq. metres (940.0 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



Total area: approx. 149.3 sq. metres (1607.1 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		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		