



Grasmere Close, Leverstock Green, HP3 8QZ
Asking price £575,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN**** An extended three bedroom semi detached family home, situated in this sought after cul de sac position on Grasmere Close, in the popular village of Leverstock Green. Accommodation currently spans in the region of 1400sqft and offers further potential to extend subject to the necessary permissions.

The layout comprises an entrance hallway, entrance porch, living area, dining area, 17ft conservatory, well appointed kitchen/breakfast room, utility room, downstairs w/c, storage room, three first floor bedrooms and a refitted family bathroom.

Externally the property further benefits from a substantial area of frontage providing driveway parking and a low maintenance private rear garden. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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Double Glazed Front Door

Entrance Porch

Wood effect flooring. Door to the entrance hallway.

Entrance Hallway

Wood effect flooring. Radiator. Stairs rising to first floor accommodation. Access to the kitchen and living area.

Living Area

Double glazed window. Glazed window. Radiator. Gas fireplace. Open plan to the dining area.

Dining Area

Wood effect flooring. Radiator. Archway to the kitchen. Archway to the conservatory.

Conservatory

Double glazed windows. Double glazed doors leading to the rear garden. Two electric radiators. Tiled flooring.

Kitchen/Breakfast Room

Double glazed bi folding doors leading to the rear garden. Skylight. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands, drainer groves and a breakfast bar. Integrated dishwasher. Rangemaster over with gas hob. Fridge. Inset sink with mixer tap. Partially tiled walls. Wood effect flooring. Radiator. Recessed down lighting. Feature brick effect wall. Archway to the utility room.

Utility Room

Skylight. Fitted with eye and base level units with a work surface over. Freezer. Washing machine. Recessed down lighting. Wood effect flooring. Storage cupboard. Access to the storage area and w/c.

W/C

Fitted with a cabinet enclosed wash hand basin and a low level w/c. Tiling to splash back area. Chrome heated towel rail. Wood effect flooring. Recessed down lighting. Extractor fan.

Storage Area

Double glazed door to the front aspect. Wood effect flooring.

First Floor Landing

Double glazed window. Airing cupboard. Access to the loft. Access to the family bathroom and all bedrooms.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Built in wardrobe.

Bedroom

Double glazed window. Radiator. Built in wardrobes. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Wood effect flooring. Built in wardrobe.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a 'P' shaped bath with shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Vinyl flooring. Chrome heated towel rail.

To The Rear

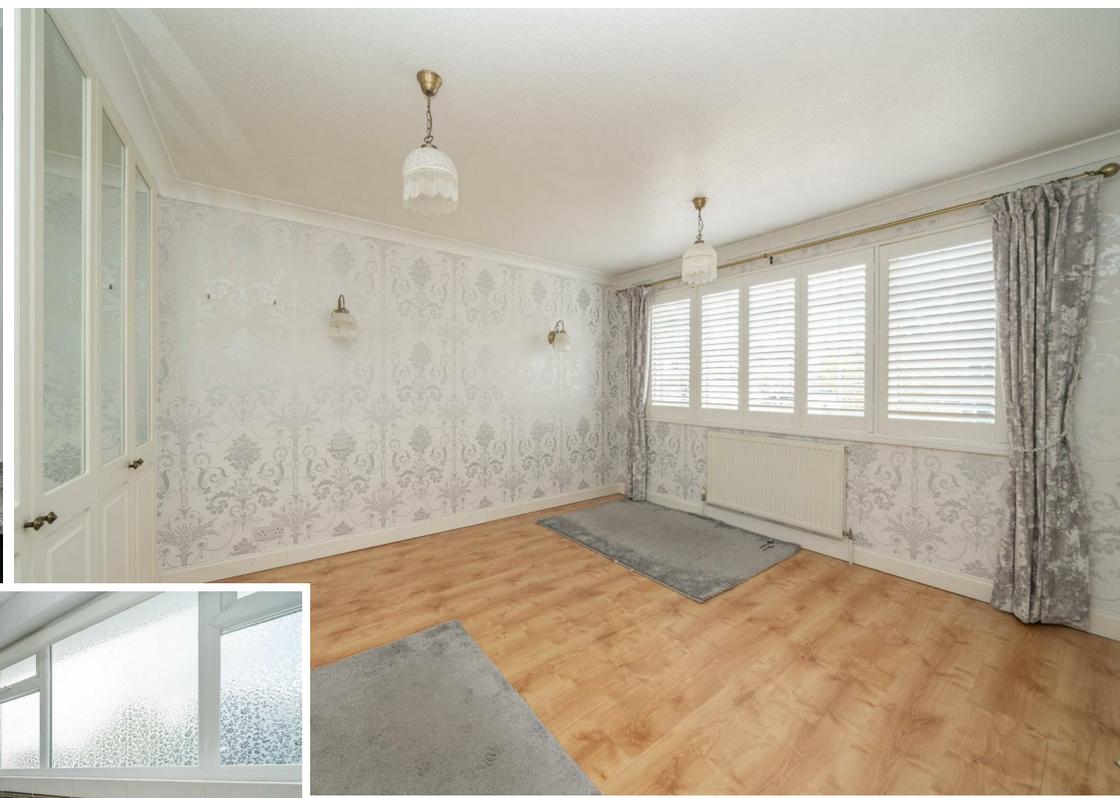
A private garden arranged with areas of patio and artificial lawn. Enclosed primarily by timber panel fencing. Sun awning. Pergola. Summer house with outside sockets. Shed. Outside light. Outside tap.

To The Front

An area of block paving providing driveway parking. Outside tap. Outside socket. Two parking bollards.

Buyers Information

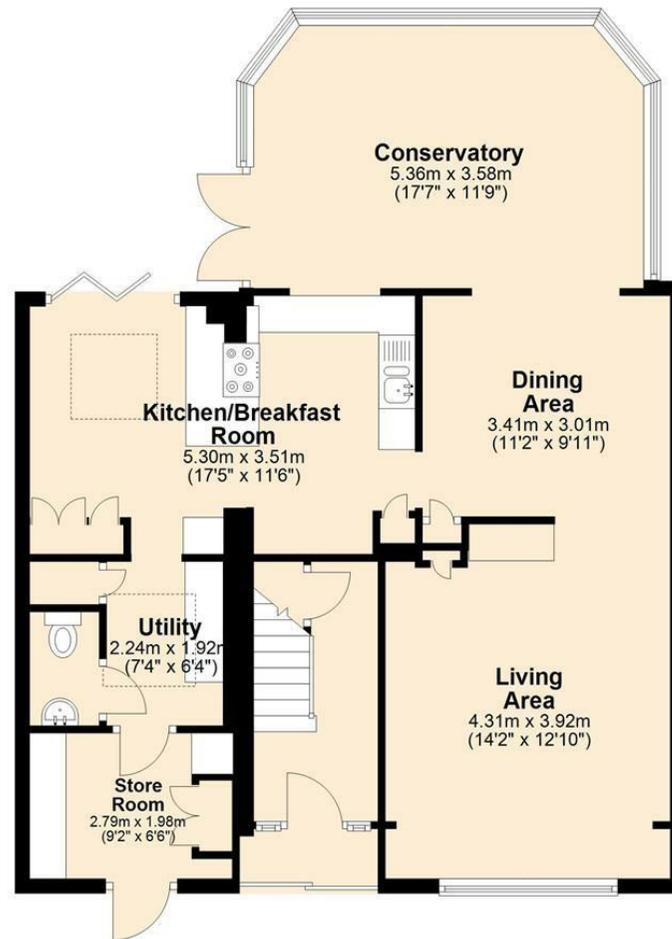
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service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





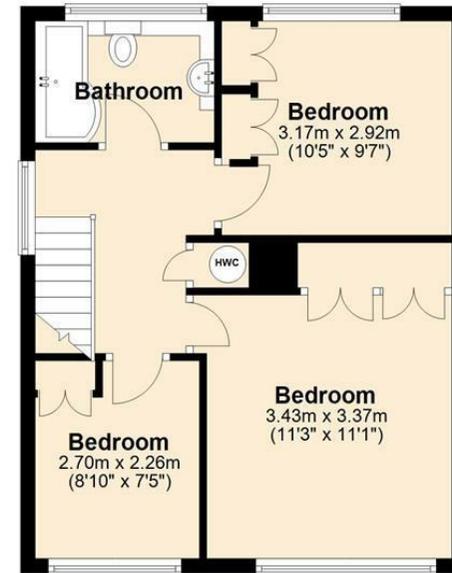
Ground Floor

Approx. 88.7 sq. metres (954.7 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 130.1 sq. metres (1400.2 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. Copyright © SKMSTUDIO
Plan produced using PlanUp. □

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		