



**Rant Meadow, Leverstock Green, HP3 8PQ**  
**Asking price £500,000**

**Sears & Co**  
estate & letting agents



A RARELY AVAILABLE, three bedroom, semi-detached family home situated on Rant Meadow in Leverstock Green, offering potential to extend subject to the necessary permissions. Accommodation includes an entrance hallway, OPEN PLAN living/dining room, conservatory, REFITTED kitchen, three first floor bedrooms, bathroom with white suite and a separate W/C. Externally the property further benefits from DRIVEWAY PARKING, a garage and a delightful private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange your viewing. Council tax band D.

### Front Door

### Entrance Hallway

Double glazed window. Radiator. Oak wood flooring. Under stair storage. Access to the living room and kitchen. Stairs rising to the first floor accommodation.

### Living Room/Dining Room

Double glazed window. Radiator. Fireplace. Wood flooring. Double glazed sliding doors to the conservatory.

### Conservatory

Tile effect flooring. Double glazed sliding doors to the garden.

### Kitchen

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob and extractor over. Space for washing machine, dishwasher and low level fridge freezer. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Pantry. Wood effect flooring. Double glazed door to the garden.

### Landing

Double glazed window. Access to all rooms.

### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window. Radiator.

### Bedroom Three

Double glazed window. Radiator.

### W/C

Double glazed window. Low level w/c. Wood effect flooring.

### Bathroom

Double glazed window. Fitted with a panel enclosed bath with shower over and a pedestal wash hand basin. Chrome heated towel rail. Partially tiled walls. Tile effect flooring. Recessed down lighting. Storage cupboard.

### To The Front

An area of hard standing providing parking. Area of front garden. Gated side access leading to the back garden.

### Garage

Accessed via a garage door from the front and a courtesy door from the side. Glazed window. Power & lighting.

### To The Rear

A private garden laid with areas of decking and lawn with some mature planted borders. Enclosed primarily by timber panel fencing. Outside tap. Greenhouse. Gated side access.

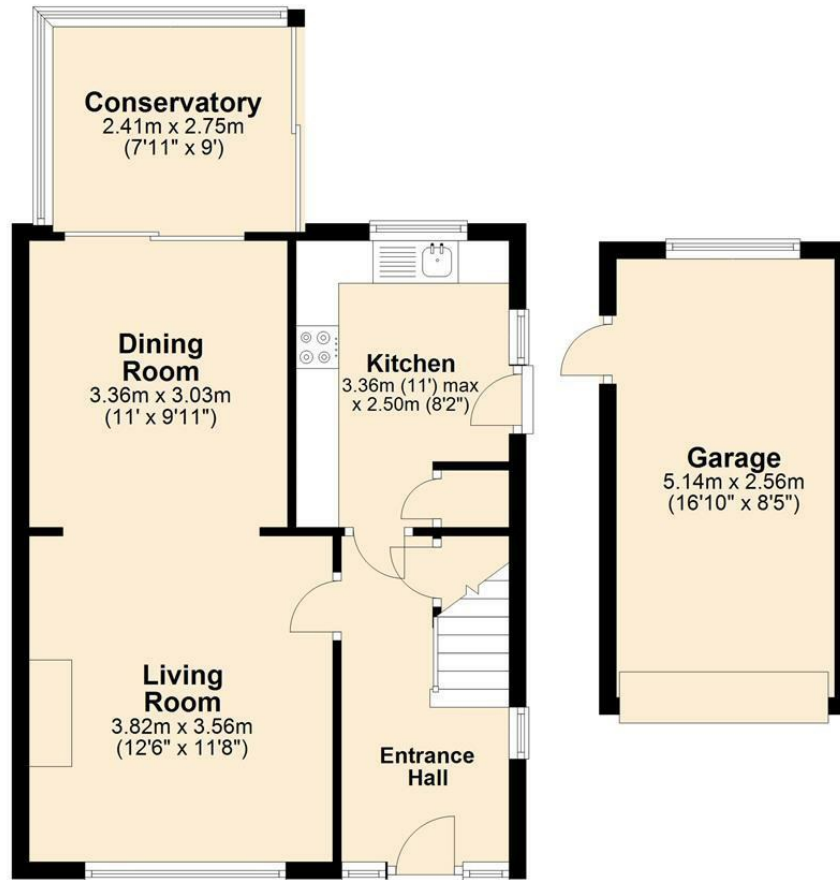


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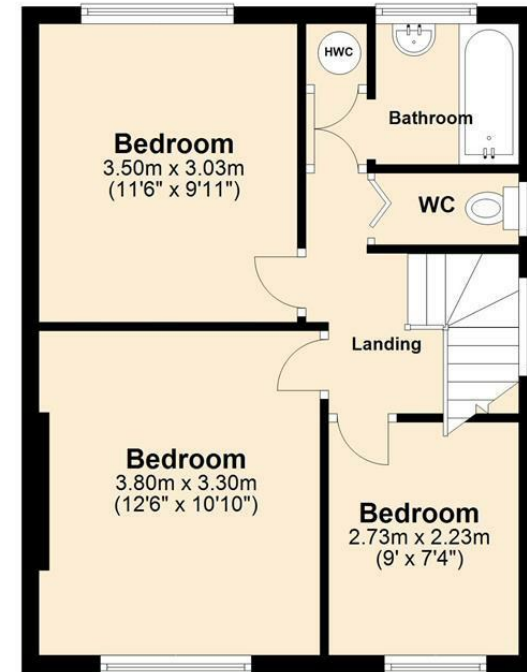
## Ground Floor

Approx. 61.0 sq. metres (656.7 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 102.7 sq. metres (1104.9 sq. feet)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



