





**LEVERSTOCK GREEN>** A 4 bedroom detached family house with 3 reception rooms, double garage and sizeable established rear garden with views over adjoining open farmland. Tucked away in a highly regarded Leverstock Green cul-de-sac close to local amenities, regarded schools with excellent travel links close at hand.

Coming to the market for the first time in 50 years this family home has been well maintained but would benefit from some updating and has potential for extension ( subject to planning )..



## GROUND FLOOR

### Entrance Lobby

Work Top. Fitted Cupboards.

### Entrance Hall

Radiator. Understairs cupboard.

### Cloakroom

Part tiled walls. Wash hand basin, W.C. Opaque windows to front.

### Living Room

16'0 x 11'8 (4.88m x 3.56m)

Feature stone fireplace with gasfire. Radiator. Window overlooking rear garden and patio doors opening onto terrace & rear garden. Archway communicating with..

### Sitting Room

14'10 x 10'2 max (4.52m x 3.10m max)

2 Radiators. Window overlooking rear garden.

### Dining Room

10'9 x 8'6 (3.28m x 2.59m)

Radiator. Window to front. Opening into:-

### Kitchen

11'8 x 11'4 (3.56m x 3.45m)

Range of fitted cupboards, drawers & wall cabinets. 1 1/2 Bowl single drainer stainless steel sink. Intergrated dish washer. Recess for gas oven and washing machine. Space for fridge / freezer. Inset ceiling lights. Baxi gas boiler. Window to side and door to side passage & garden.

## FIRST FLOOR

### Landing

Window to front. Loft access. Shelved airing cupboard with hot water cylinder.

### Bedroom 1

11'8 x 11'6 (3.56m x 3.51m)

Fitted wadrobe cupboards and high level cubboards. Radiator. Wash hand basin with worktop & drawers under. Shower cubicle. Fitted wall mirror with strip lights. Window overlooking rear garden.

### Bedroom 2

10'11 x 11'6 (3.33m x 3.51m)

Window to front. Radiator.

### Bedroom 3

10'9 x 8'7 (3.28m x 2.62m)

Window overlooking rear garden. Radiator.

### Bedroom 4

11'8 x 8'0 (3.56m x 2.44m)

Window to front. Radiator.

### Bathroom

Part tiled bath with chrome shower fitting. Wash hand basin. W.C. Radiator. Chrome towel rail. Medicine cabinet. Window to rear.

## OUTSIDE

### Double Garage

Fitted cubpaords

### Driveway

Park 2-3 cars

### Gardens flanking farmland

A sizeable established rear garden mainly lawned, paved terrace with light & cold water tap. Mature plants & shrubs, hedged boundaries and mature trees. Leading into a second garden area overlooking open farmland, mainly laid to lawn with flower & shrub borders. Additional terrace. Greenhouse.

## ALL MAINS SERVICES

### EPC

Energy rating - D

### Council Tax

Council Tax band - F

Payable - £2,843.63

### Agents Note

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measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

### Viewing

Through Druce & Partners, telephone: 01727 855232  
sales@druce-partners.co.uk













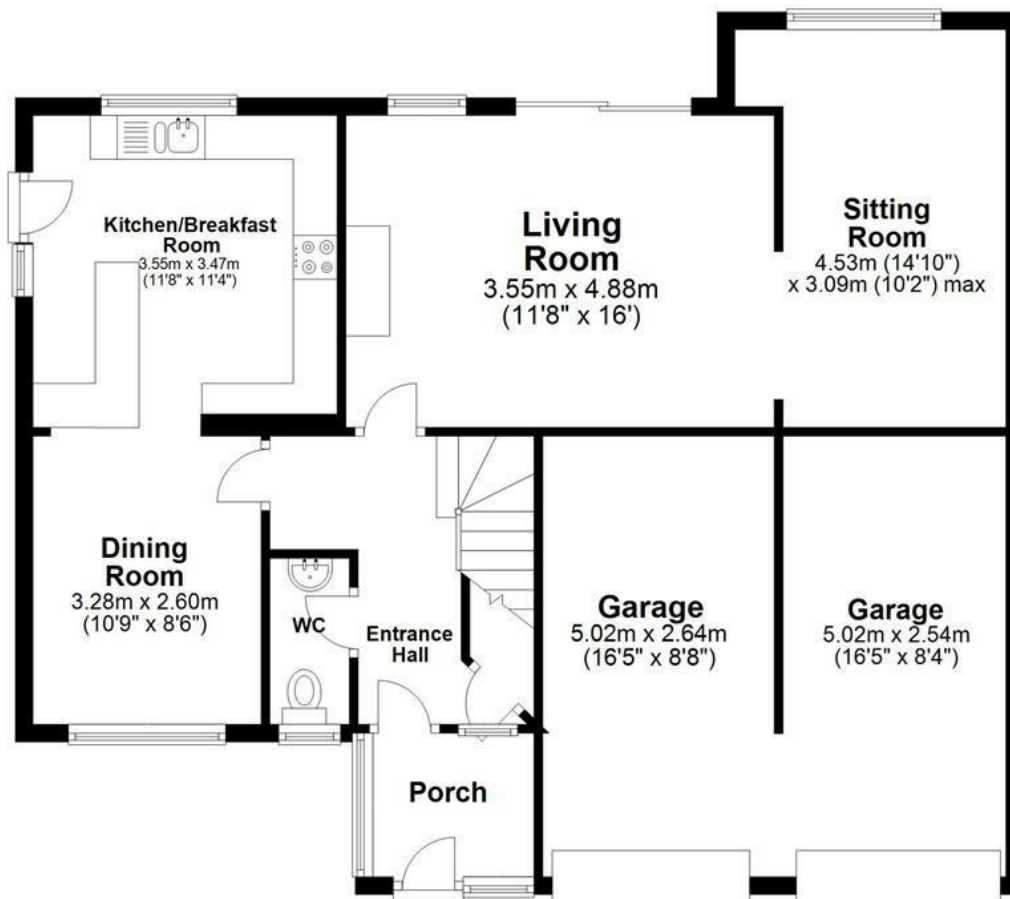






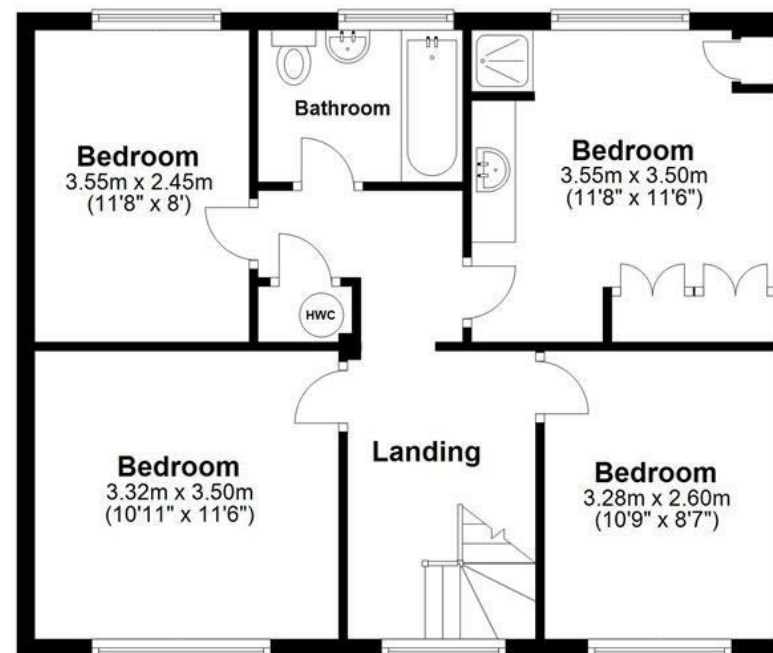
## Ground Floor

Approx. 92.4 sq. metres (994.4 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 150.7 sq. metres (1622.6 sq. feet)

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