

Tile Kiln Lane, Leverstock Green, HP3 8NH

Asking price £600,000

Sears & Co

estate & letting agents

NO UPPER SALES CHAIN

A well presented four bedroom semi-detached family home, situated in a popular position on Tile Kiln Lane, within the sought after Leverstock Green area of Hemel Hempstead with accommodation spanning in excess of 1400 sqft.

The ground floor accommodation comprises an entrance porch, entrance hallway, a generous living area which flows openly into the dining area, creating an excellent space for family living and entertaining. An archway leads through to the fitted kitchen, which features a 'Rangemaster' cooker. The first floor offers four well proportioned bedrooms, a modern refitted shower room, separate w/c and an additional family bathroom.

Externally, the property benefits from an area of front garden and an area of hard standing providing driveway parking, To the rear is a private, low maintenance garden, whilst the approximately 17 ft garage benefits from power and lighting and offers useful additional storage.

Tile Kiln Lane is conveniently positioned for the amenities of Leverstock Green, including a selection of local shops, popular pubs and restaurants, schooling and the village green itself. The area also provides convenient access to Hemel Hempstead town centre, nearby motorway links and surrounding countryside, making it a particularly popular choice for families and commuters alike.

Council tax band E. Contact sole appointed selling agent Sears & Co to arrange a viewing.

Front Door

Entrance Porch
Tiled flooring. Internal door to the entrance hallway.

Entrance Hallway
Vertical radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the kitchen and living room.

Living Room
Double glazed window. Radiator. Open plan to the dining area.

Dining Area
Two double glazed windows. Double glazed door to the rear garden. Radiator. Archway leading to the kitchen.

Kitchen
Double glazed window. Double glazed door to the rear garden. Vertical radiator. Fitted with a range of eye and base level units with granite work surfaces over also forming upstands. Integrated dishwasher. Free standing 'Rangemaster' oven with induction hob and extractor fan over. Inset stainless steel one and a half bowl sink with drainer groves and mixer tap. Space for a free standing fridge freezer and washing machine. Partially tiled walls. Tiled flooring. Recessed down lighting. Access to the entrance hallway.

First Floor Landing
Access to the loft. Storage cupboard. Access to the family bathroom, separate w/c, shower room and four bedrooms.

Bedroom One
Double glazed window. Radiator. Storage cupboard.

Bedroom Two
Double glazed window. Radiator.

Bedroom Three
Double glazed window. Radiator. Storage cupboard.

Bedroom Four
Double glazed window. Radiator.

Shower Room
Double glazed window. Fitted with a three piece suite to include a shower enclosure with rainfall style over and shower attachment, pedestal wash hand basin and low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan.

Seperate W/C
Double glazed window. Fitted with a low level w/c. Partially tiled walls. Tiled flooring.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and shower attachment, pedestal wash hand basin and low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail.

To The Front
An area of hard standing providing driveway parking and a pathway to the front door. A further area of lawn/planting enclosed by low level wall. Outside light. Gated side access. Access to the garage via an 'up and over' door.

To The Rear
A private garden arranged with areas of patio and lawn. Enclosed predominantly by timber panel fencing and part wall. Planted borders. Outside tap. Gated side access.

Garage
Accessed via an 'up and over' door. Power and lighting.

Buyer Information
Buyer 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.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





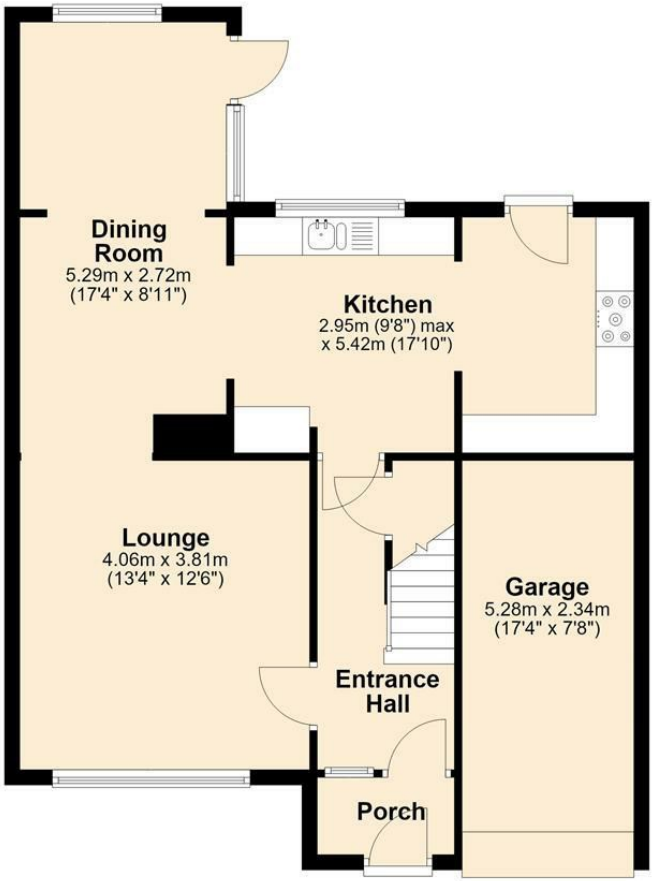


Sears & Co

www.searsandco.co.uk call: 01442 254 100

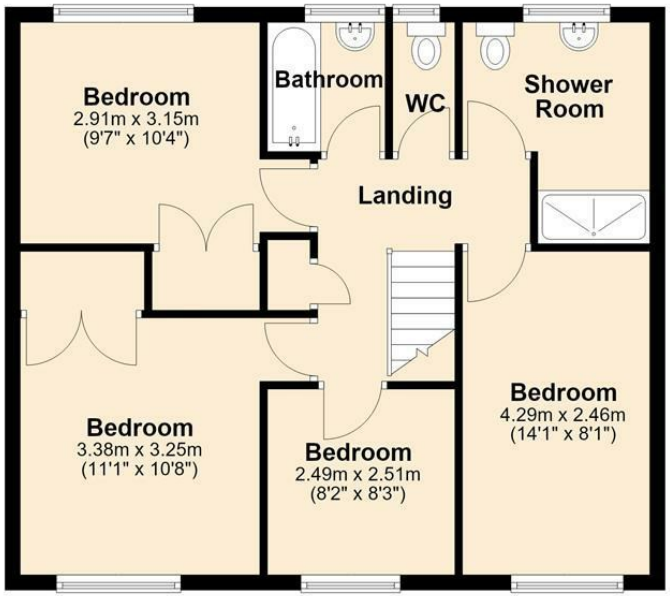
Ground Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



First Floor

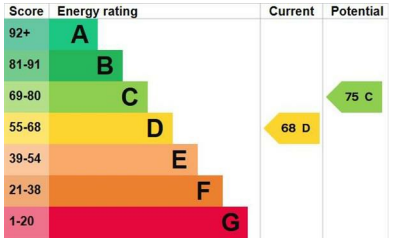
Approx. 60.5 sq. metres (651.6 sq. feet)



Total area: approx. 130.7 sq. metres (1407.3 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.

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.



www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100







