

Offers In Excess Of **£350,000**

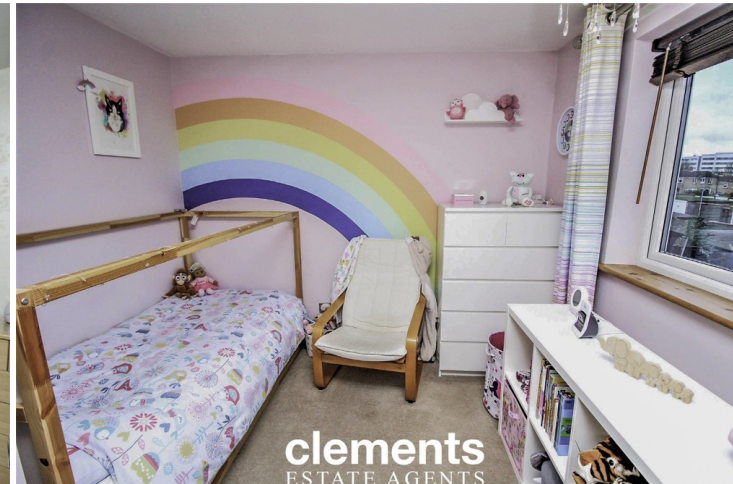
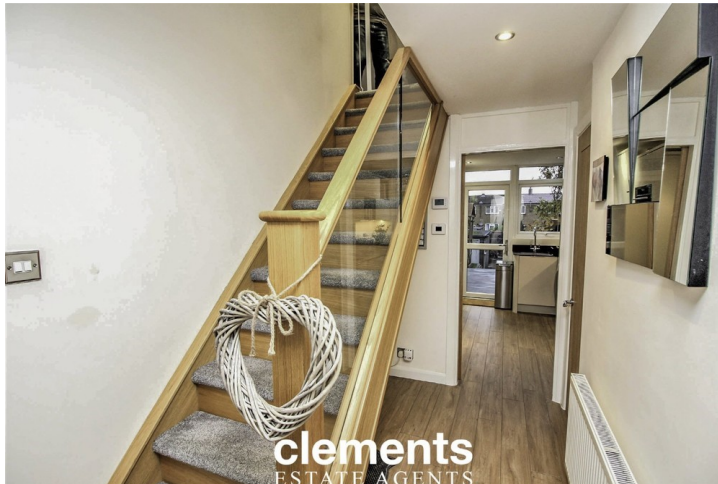
tel: **01442 214151**



Woolmer Drive, Leverstock Green, Hemel Hempstead HERTS HP2 4UX

Clements are immensely proud to be marketing this wonderful 3 bedroom terrace family home for sale in the ever popular village of Leverstock Green. Benefitting from spacious and light living accommodation with stunning features including a beautiful Neville Johnson staircase and bespoke Kitchen with 'Dekton' worktops. The property has driveway parking for 2 vehicles and is set within a short walk to local amenities. VIEWING IS STRONGLY RECOMMENDED.

- Stunning Features
- Three Bedrooms
- Large Living Room
- Bespoke Kitchen
- Driveway Parking



Property Description

OUTSIDE FRONT

Driveway parking for 2 vehicles leading to the front entrance door with storm porch

ENTRANCE HALL

Front entrance door leading into entrance hallway with a stunning 'Neville Johnson designed' Staircase, wall mounted radiator, access to the living room and the kitchen.

LOUNGE/DINER 21' 9" x 11' 5" (6.63m x 3.48m)

Dual aspect with double glazed bay window to front aspect and sliding patio doors to rear, two radiators, spotlights to ceiling and feature fireplace with gas fire and feature surround.

KITCHEN 10' 4" x 9' 1" (3.15m x 2.79m)

An integrated Kitchen featuring: matching range of wall and base cupboard units with 'Dekton' worktops, Butler sink unit, eye level electric oven and electric induction hob with extractor hood over. Spotlights to ceiling and A rated double glazed window to rear with double glazed door to rear garden. Under floor heating.

CLOAKROOM

LLWC with vanity sink unit, frosted double glazed window to front aspect.

FIRST FLOOR LANDING

Well decorated with doors to the bedrooms and bathroom.

BEDROOM ONE 11' 1" x 9' 8" (3.40m x 2.97m)

Spacious master bedroom with built in wardrobes, radiator and double glazed window to front aspect.

BEDROOM TWO 11' 3" x 9' 4" (3.43m x 2.87m)

A double bedroom with double glazed window to rear aspect, built in wardrobe, wall mounted radiator.

BEDROOM THREE 11' 1" x 5' 8" (3.40m x 1.75m)

Comprising a double glazed window to front aspect and wall mounted radiator.

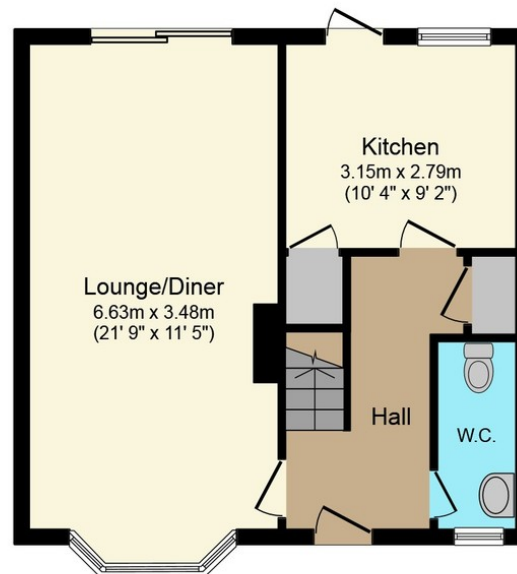
BATHROOM 7' 3" x 6' 7" (2.21m x 2.01m)

A very modern three piece bathroom suite with LLWC, vanity sink unit, bath with mixer taps and 'Hans Grohe' rain dance shower over. Two frosted double glazed windows to rear aspect, underfloor heating and heated towel rail.

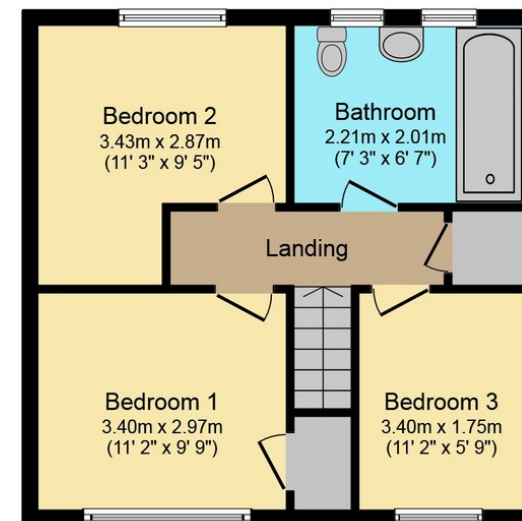
OUTSIDE

REAR GARDEN

Brand new decking area to rear side, perfect for entertaining. Astroturf area to left side great for use of a children's play area, large shed and rear access leading to the garage.



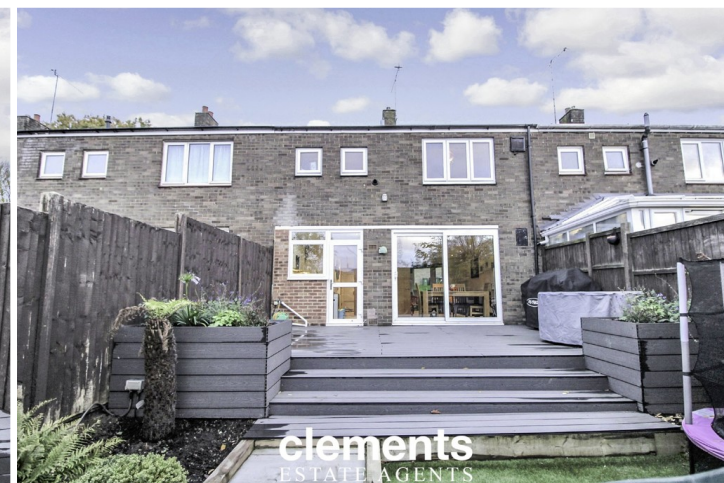
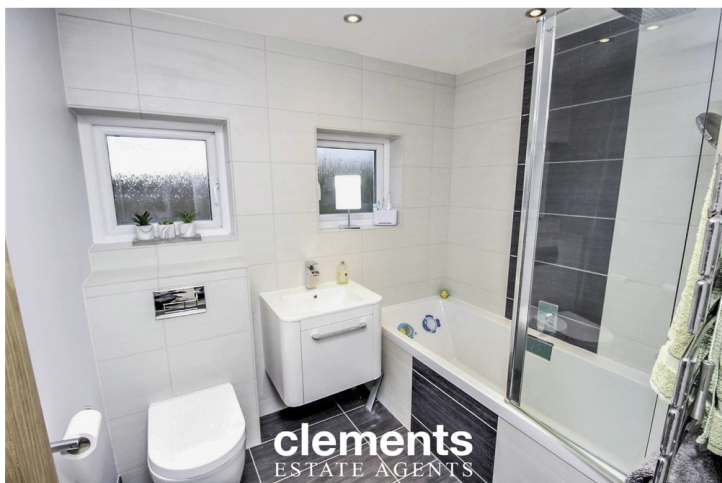
Ground Floor



First Floor

Total floor area 89.1 sq. m. (959 sq. ft.) approx

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Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

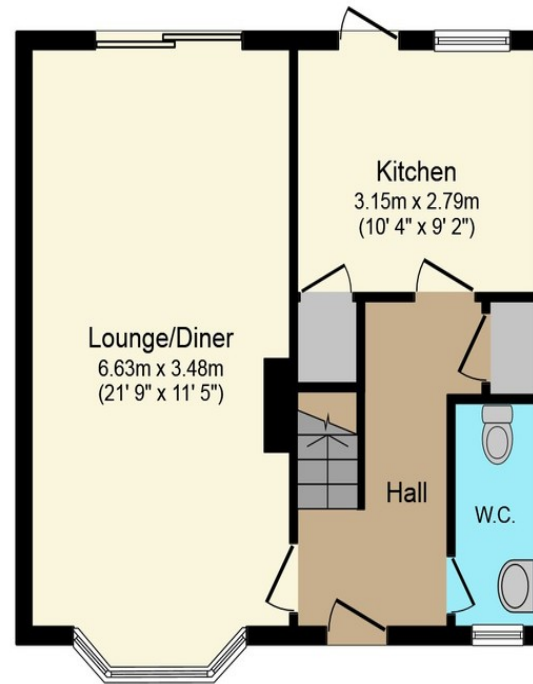
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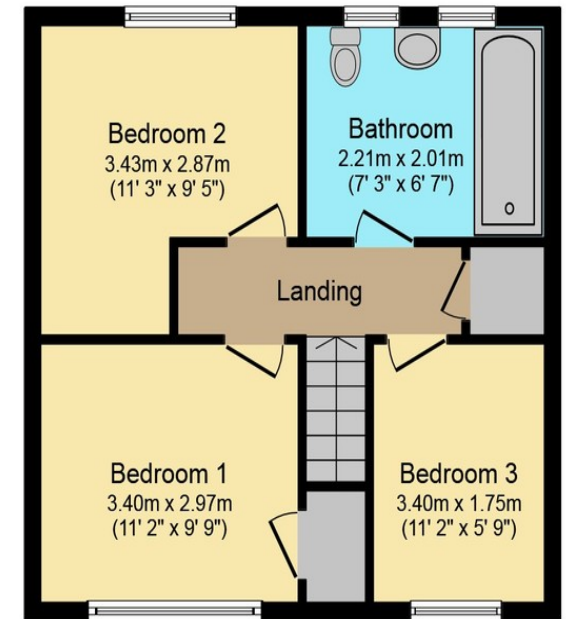
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.