

Asking Price Of **£750,000**

tel: **01442 214151**



Pancake Lane, Leverstock Green, Hemel Hempstead HERTS HP2 4NB

Clements Estate Agents are delighted to offer this LARGE four bedroom detached family bungalow with PLANNING PERMISSION to extended it greatly further. The property offers very spacious room sizes situated on a very good sized plot, boasts an own driveway to garage and is set in this highly sought after Leverstock Green location. NO UPPER CHAIN. VIEWING ESSENTIAL!

- Detached Bungalow
- Four Bedrooms
- Sought After Location
- Planning Permission GRANTED
- Large Rear Garden



Property Description

Clements Estate Agents are delighted to offer this LARGE four bedroom detached family bungalow with PLANNING PERMISSION to extended it greatly further. The property offers very spacious room sizes situated on a very good sized plot, boasts an own driveway to garage and is set in this highly sought after Leverstock Green location. NO UPPER CHAIN.

ENTRANCE

PORCH

ENTRANCE HALLWAY

LOUNGE/DINER 24' 6" x 11' 1" (7.47m x 3.38m)

KITCHEN 8' 10" x 8' 10" (2.69m x 2.69m)

CONSERVATORY 26' 2" x 10' 8" (7.98m x 3.25m)

BEDROOM TWO 12' 6" x 10' 5" (3.81m x 3.18m)

BEDROOM FOUR 10' 5" x 9' 11" (3.18m x 3.02m)

BATHROOM

INTEGRAL GARAGE 17' 0" x 8' 7" (5.18m x 2.62m)

FIRST FLOOR

LANDING

MASTER BEDROOM 15' 5" x 14' 5" (4.7m x 4.39m)

BEDROOM THREE 10' 8" x 8' 6" (3.25m x 2.59m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

142 Marlowes

Hemel Hempstead

Hertfordshire

HP1 1EZ

Email: sales@clementsestateagents.co.uk

Tel: 01442 214151

www.clementsestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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