



Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

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## 26a Leverstock Green Road

Hemel Hempstead,  
Hertfordshire. HP2 4HQ

## Price £324,950

Freehold



Superbly presented 4 bedroom brand new detached property with private 110` approx. rear garden.

Ensuite shower room to Master Bedroom.

Family Bathroom. Lounge.

17'7 approx. dual aspect Kitchen/Dining Room with built in appliances. Utility Room.

Downstairs Cloakroom. Double Glazing.

Gas Heating to Radiators.

Extensive off road parking facilities

**VIEWING HIGHLY RECOMMENDED**



## STORM PORCH

With outside light and panelled double glazed front door to:-

## ENTRANCE HALL

Double glazed picture window to front aspect. Radiator. Large understairs storage cupboard. Stairs to first floor with balustrading.

## CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin with tiled splashback over. Radiator. Tiled floor. Extractor fan.

## LOUNGE 16'5 (5m) x 13'6 (4.11m) max

Dual aspect room with double glazed casement windows to rear and side aspects. Radiator. Double glazed french doors opening to patio and rear garden.

## KITCHEN/DINING ROOM 17'7 (5.36m) x 9'7 (2.92m)

Dual aspect room with double glazed casement windows to front and side aspects and divided into two distinct areas.

Dining Room. Radiator. Tiled floor. Recessed ceiling lighting.

Kitchen. Single bowl single drainer stainless steel sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cupboards and drawers. Colour co-ordinated roll top work surfaces and part tiled walls. Built in hob with extractor hood over. Built in oven and grill. Integrated dishwasher and fridge/freezer with matching fronts. Tiled floor. Recessed ceiling lighting.

## UTILITY ROOM 6'3 (1.9m) x 5'10 (1.78m)

Single bowl single drainer stainless steel sink unit with mixer tap and a range of matching fitted cupboards. Colour co-ordinated roll top work surfaces and part tiled walls. Fitted automatic washing machine. Tiled floor. Panelled double glazed door to side.

## FIRST FLOOR

**LANDING** Double glazed window to side aspect. Radiator. Large walk in storage cupboard. Access to loft space.

## MASTER BEDROOM 10'11 (3.33m) x 9'10 (3m)

Double glazed casement window to rear aspect. Radiator. Range of fitted wardrobes.

## ENSUITE SHOWER ROOM

White suite with chrome fittings and comprising fully tiled shower cubicle with fitted `Bristan` shower unit, vanity unit with inset wash hand basin and cupboards under. Low level WC. Colour co-ordinated wall tiling. Matching chrome heated towel rail. `Slate` floor tiling. Recessed ceiling lighting. Extractor fan. Double glazed casement window to side aspect.

## BEDROOM 2. 11'2 (3.4m) Max x 8'2 (2.49m)

Double glazed casement window to front aspect. Radiator.

## BEDROOM 3. 10'1 (3.07m) x 7'2 (2.13m) max. narrowing to 6'2 (1.88m)

Double glazed casement window to rear aspect. Radiator.

## BEDROOM 4. 7'10 (2.39m) x 7'6 (2.29m)

Double glazed casement window to front aspect. Radiator. Built in wardrobe.

## BATHROOM

White suite with chrome fittings and comprising panelled bath with mixer tap, shower attachment, pedestal wash hand basin and low level WC. Colour co-ordinated wall and floor tiling. Matching chrome heated towel rail. Recessed ceiling lighting. Extractor fan. Double glazed casement window to side aspect.

## OUTSIDE

### DOUBLE WIDTH BRICK BLOCKED DRIVEWAY

Providing extensive off road parking facilities to the front of the property.

### REAR GARDEN

An outstanding feature of the property being around 110` in length and westerly facing. The garden is arranged with a paved patio and area laid to lawn. Fenced boundaries.

H8048

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>					
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
39-54	E		39-54	E	
21-38	F		21-38	F	
1-20	G		1-20	G	
<i>Not energy efficient - higher running costs</i>					
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		78		79	79



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