

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**59 Tile Kiln Lane
Leverstock Green
HP3 8NH**

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Guide Price £890,000 Freehold



Rarely available four double Bedroom Detached family home with highly regarded situation and glorious good sized, private and established rear garden. Well proportioned Lounge/Dining Room. Conservatory. Kitchen/Breakfast Room with integrated appliances. Refitted downstairs Shower Room with underfloor heating. First floor Bathroom. Gas central heating. Garage. Extensive off road parking facilities. Private well set back situation.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. For the Commuter it is particularly convenient for the M1/M25 access points and is within easy access of St Albans and excellent railway links to London.

Multi paned porch:-

Wooden front door to :-

ENTRANCE HALL

Of good size with stairs to first floor. Understairs storage cupboard. Radiator. Window.

LOUNGE

Well proportioned and with an attractive double glazed leaded light window and a pair of glazed doors leading to conservatory/dining room. Feature fireplace with marble hearth and matching decorative surround and mantle. Two radiators. Parquet flooring.

CONSERVATORY/DINING ROOM

Radiator. Double glazed window Double glazed patio doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with a single drainer sink unit with mixer tap and a range of matching wall and floor mounted units comprising both cornices, pelmets, cupboards and drawers and with the benefit of matching plinths and display shelving. Colour co-ordinated work surfaces and part tiled walls, space for Range Cooker. Integrated fridge/freezer, dishwasher and automatic washing machine. Gas boiler. Double glazed window.

INNER HALLWAY

SHOWER ROOM

Luxuriously refitted, fully tiled and comprising shower cubicle with shower attachment and fitted shower door, pedestal wash hand basin and low level WC. Underfloor heating. Double glazed window..

FIRST FLOOR

LANDING

Of good size and with access to a large loft space via a pull down ladder. Double glazed leaded light window. Airing cupboard housing hot water tank.

MASTER BEDROOM

Range of fitted wardrobes. Radiator. Double glazed window.

BEDROOM TWO

Range of fitted wardrobes. Radiator. Double glazed window.

BEDROOM THREE

Fitted wardrobes. Radiator. Double glazed window.

BEDROOM FOUR

Double glazed light window. Radiator.

BATHROOM

Fully tiled and comprising a panelled bath with shower attachment over. Pedestal wash hand basin. Heated towel rail. Double glazed window.

CLOAKROOM

Low level WC. Double glazed window.

OUTSIDE

DRIVEWAY

Extensive off road parking facilities.

GARAGE

With up and over door. Window. Power and light.

FRONT GARDEN

Of particularly good size. Private and mainly laid to lawn with mature hedge boundaries and attractive herbaceous border.

REAR GARDEN

An outstanding feature of the property being pleasantly private and well arranged with a patio seating area, otherwise laid to lawn with mature herbaceous borders and hedged boundaries. Greenhouse. Shed (power not connected but conduit in situ). Outside tap and light. Side access to front.

H12803

Please see floorplan for measurements

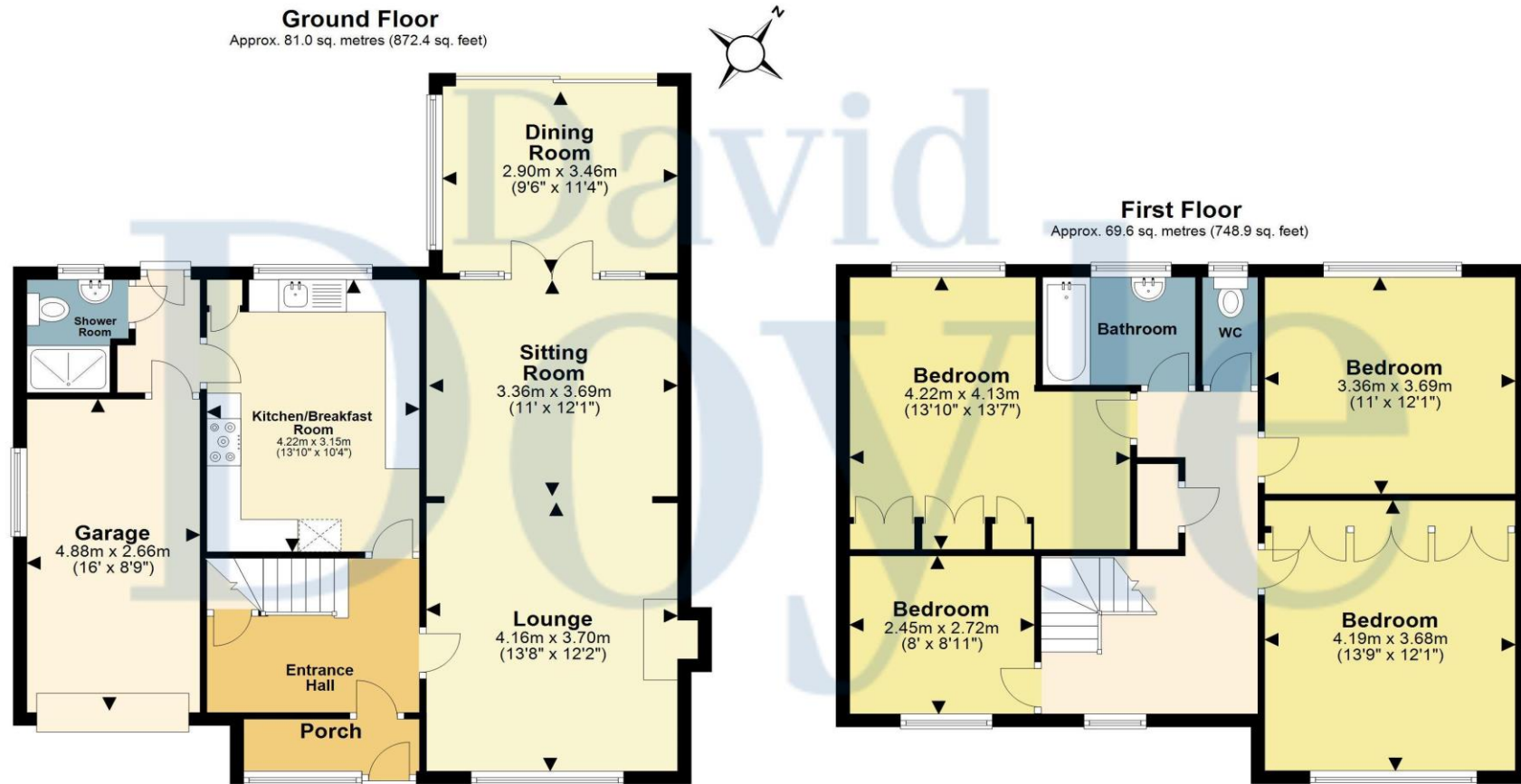
David
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Call **01442 248671** to arrange a viewing or register an interest



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