

Offers In Excess Of **£800,000**

tel: **01442 214151**



Windermere Close, Leverstock Green, Hemel Hempstead HP3 8QN

Clements Estate Agents are delighted to offer this STUNNING five bedroom detached family residence offering superb decorative order with a luxury kitchen and bathrooms, very spacious room sizes with three reception rooms and large upstairs playroom, a good sized well kept private rear garden, off street parking and a sought after Cul de sac location set in the heart of Leverstock Green. VIEWING ESSENTIAL!

- Large Detached Home
- Superb Decorative Order
- Five Bedrooms
- Upstairs Playroom
- Three Bathrooms



Property Description

FRONT DOOR LEADING TO:

ENTRANCE HALLWAY

A very well decorated hallway with seating area, wooden flooring, Georgian style double glazed window to front, stairs to the first floor, built in cupboards, doors to:

SHOWER ROOM

A lovely well decorated shower room with a walk in shower cubicle with wall mounted shower, wash hand basin with feature vanity unit beneath, low level WC, part tiled walls and tiled flooring, radiator.

LOUNGE 17' 8" x 16' 9" (5.38m x 5.11m)

A spacious very well decorated room with a large Georgian style double glazed window to front, a feature wood burner with a feature tiled wall, wooden flooring, radiator.

DINING ROOM 18' 0" x 12' 1" (5.49m x 3.68m)

Very well decorated with double glazed windows and French doors to rear, a superb bar area, wooden flooring, radiator, space for a large dining table, leading to the kitchen.

STUDY 8' 9" x 8' 9" (2.67m x 2.67m)

A Georgian style double glazed window to front, fitted carpet, inset ceiling spot lights.

KITCHEN 17' 2" x 13' 11" MAX 'L' Shape (5.23m x 4.24m)

A luxury modern fitted kitchen comprising a superb range of wall and floor mounted units with fitted work surfaces and inset sink with drainer and mixer tap, built in stainless steel double oven with ceramic hob and extractor hood over, space for an American style fridge freezer, integral dishwasher, Georgian style double glazed windows and door to rear leading on to the garden, inset ceiling spot lights, feature part tiled walls, wooden flooring, door to:

UTILITY ROOM 10' 9" x 8' 4" (3.28m x 2.54m)

Comprising a good range of fitted cupboards with work surfaces and inset ceramic sink, large built in boiler cupboard, space and plumbing for a washing machine and tumble dryer, frosted double glazed window to side leading to an enclosed paved area to side.

FIRST FLOOR LANDING

A large spacious landing with doors to bedrooms and bathroom, Georgian style double glazed window to side, over stairs cupboard, inset ceiling spot lights. Leading to:

PLAYROOM 13' 8" x 9' 1" (4.17m x 2.77m)

A spacious open plan room with a skylight window and Velux style window to rear, well decorated with fitted carpet, fitted seating area, radiator, ceiling spot lights. Doors to Bedrooms.

MASTER BEDROOM 17' 11" x 10' 0" (5.46m x 3.05m)

A large well decorated bedroom with Georgian style double glazed windows to front, two radiators, fitted carpet, door to:

EN SUITE SHOWER ROOM

A superbly decorated En Suite with a wet room style walk in shower area with rainfall style shower head, wash hand

basin with vanity unit beneath, inset ceiling spot lights, feature tiled walls and flooring.

BEDROOM TWO 12' 5" x 9' 3" (3.78m x 2.82m)

Georgian style double glazed window to front, radiator, fitted carpet.

BEDROOM THREE 10' 5" x 9' 2" (3.18m x 2.79m)

Velux style window to rear, built in wardrobes, radiator, fitted carpet.

BEDROOM FOUR 9' 4" x 9' 2" (2.84m x 2.79m)

Georgian style window to front, fitted carpet, radiator.

BEDROOM FIVE 7' 11" x 7' 9" (2.41m x 2.36m)

Georgian style window to rear, wooden flooring, radiator.

FAMILY BATHROOM

A modern luxury bathroom suite comprising a panel enclosed bath with mixer tap, wall mounted shower with fitted shower screen, wash hand basin with vanity unit beneath, low level WC, part tiled walls, Georgian style window to side, inset ceiling spot lights, heated towel rail. Tiled walls and flooring.

OUTSIDE

FRONT GARDEN

Well kept with a large block paved parking area, laid to lawn with various trees and shrubs. Access to the front door and gate to side leading to a paved enclosed area.

REAR GARDEN

A good sized well kept garden with a large decked area to front and rear, mainly laid to lawn with various plants, trees and shrubs, fence enclosed with access to the side.



Tenure **Freehold**

Council Tax Band

Viewing Arrangements **Strictly by appointment**

Contact Details

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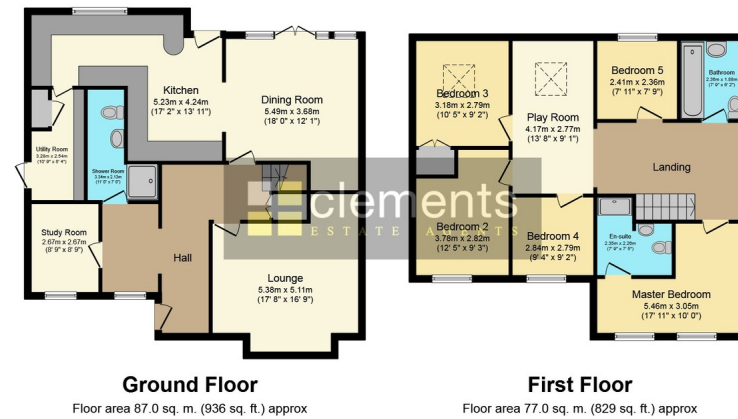
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Total floor area 164.0 sq. m. (1,765 sq. ft.) approx

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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