

Delmar Avenue, Leverstock Green, HP2 4LZ
Asking price £850,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

An attractive and well proportioned four bedroom detached family home situated on a truly exceptional plot in one of Leverstock Green's most sought after positions at Delmar Avenue. The accommodation spans in excess of 1700 sqft and offers considerable potential for further extension subject to the necessary permissions.

The layout includes an entrance porch, entrance hallway, open plan living/dining room, kitchen/breakfast room, utility room, downstairs w/c, principal bedroom with en suite, three further bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, an area of front garden, double garage and a stand out feature of this property being the magnificent, secluded, mature rear garden. Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.







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Front Door

Entrance Porch
Tiled flooring. Access to the entrance hallway.

Entrance Hallway
Radiator. Under stair storage. Stairs rising to the first floor accommodation. Access to the living area, kitchen and w/c.

W/C
Glazed window. Fitted with a cabinet enclosed wash hand basin and a low level w/c. Wood effect flooring. Partially tiled walls. Radiator.

Living Area
Double glazed bow window. Double glazed opaque window. Two radiators. Fireplace. Open plan to the dining area.

Dining Area
Double glazed sliding doors leading to the rear garden. Radiator. Access to the kitchen.

Kitchen
Double glazed bow window. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Integrated one and a half oven with gas hob and extractor over. One and a half bowl sink with drainer unit and mixer tap. Tile effect flooring. Tiling to splash back areas. Recessed down lighting. Radiator. Access to the utility room.

Utility Room
Double glazed window. Double glazed door leading to the side access. Fitted with a range of base level units. Stainless steel sink with drainer unit and mixer tap. Freestanding washing machine, fridge and chest freezer. Tiling to splash back areas. Tile effect flooring.

First Floor Landing
Double glazed window. Airing cupboard. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom
Double glazed window. Radiator. Fitted bedroom furniture. Access to the en suite shower room.

En Suite
Double glazed window. Fitted with a three piece suite to include a shower, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Wood effect flooring. Tiled walls.

Bedroom
Double glazed window. Radiator.

Bedroom
Double glazed window. Radiator. Fitted with a range of office style furniture.

Bedroom
Double glazed window. Radiator. Fitted wardrobes.

Family Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, cabinet enclosed wash hand basin and a low level w/c. Tiled walls. Wood effect flooring.

To The Front
Area of hardstanding and crazy paving providing driveway parking. An area of front garden laid with lawn. Mature hedging, planting and a tree. Access to the garage. Gated side access.

Garage
Accessed via two 'up and over' doors to the front. Courtesy door from the rear garden. Double glazed window. Power and lighting.

To The Rear
A private garden laid with areas of patio and lawn. Mature planting. Enclosed by timber panel fencing and hedging. Outside tap. Gated side access.











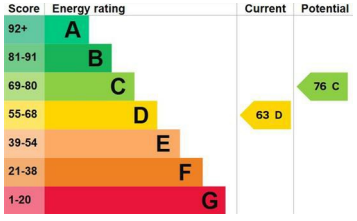




Total area: approx. 165.0 sq. metres (1776.3 sq. feet)

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