

Brickfield Avenue, Leverstock Green, HP3 8NP
Asking price £550,000

Sears & Co
estate & letting agents

** NO UPPER SALES CHAIN **

A rarely available three bedroom semi detached family home, situated in this exclusive position on Brickfield Avenue in Leverstock Green, with accommodation spanning in excess of 1000 sqft, offering tremendous potential to extend subject to the necessary permissions.

The ground floor layout includes an entrance porch, w/c, entrance hallway, living room, dining room and a kitchen. The first floor comprises three bedrooms and a family bathroom fitted with a four piece suite.

Externally the property further benefits from driveway parking, garage and a delightful private rear garden.

Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch
Double glazed window. Radiator. Vinyl flooring. Access to the entrance hallway. Access to the w/c.

W/C
Double glazed window. Fitted with a low level w/c and a wall mounted wash hand basin. Radiator. Vinyl flooring.

Entrance Hallway
Double glazed window. Radiator. Under stair storage. Stairs rising to the first floor accommodation. Access to the kitchen, dining room and living room.

Living Room
Double glazed window. Radiator. Sliding door to the dining room.

Dining Room
Double glazed sliding doors to the rear garden. Radiator.

Kitchen
Double glazed window. Double glazed door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Free standing oven, low level fridge and low level freezer (included within the sale). Stainless steel sink with drainer unit and mixer tap. Tiled walls. Vinyl flooring. Radiator.

First Floor Landing
Double glazed window. Feature radiator. Access to the loft. Access to the family bathroom and three bedrooms.

Bedroom
Double glazed window. Radiator. Fitted range of storage.

Bedroom
Double glazed window. Radiator. Fitted range of storage.

Bedroom
Double glazed window. Radiator. Storage cupboard.

Family Bathroom
Two double glazed windows. Fitted with a four piece suite to include a panel enclosed bath with shower over, pedestal wash hand basin, low level w/c and a shower enclosure with 'Aqualisa' shower over. Radiator. Tiled walls. Recessed down lighting. Extractor fan. Airing cupboard.

To The Front
An area of block paving providing driveway parking. An area of front garden laid with lawn and crazy paving. Partly enclosed by a low level brick wall and a low level chain fence. Iron gates to the side access.

To The Rear/Side
A private garden arranged with areas of block paving, patio and lawn. Planted borders. Shed. Greenhouse. Gated side access. Enclosed predominately by timber panel fencing and part walled. Workshop with power and lighting.

Garage
Glazed window. Accessed via a courtesy door from the garden and an up and over door from the front.

Buyer Information
Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.







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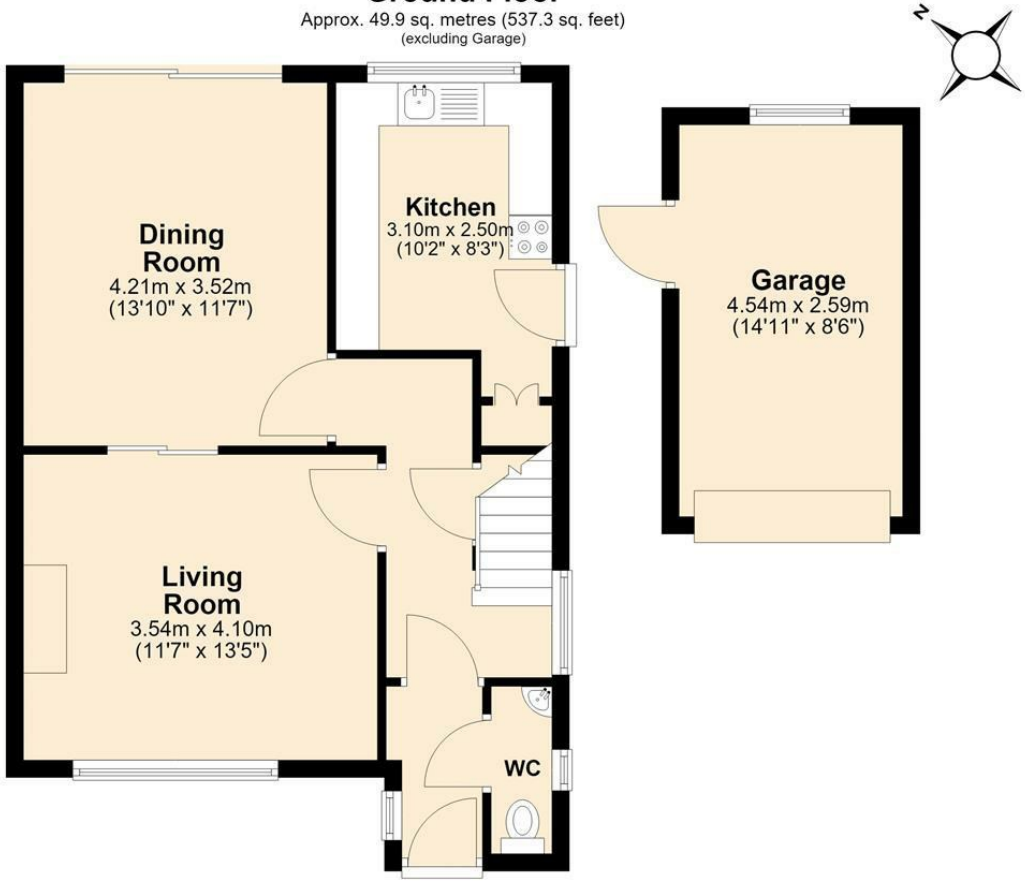
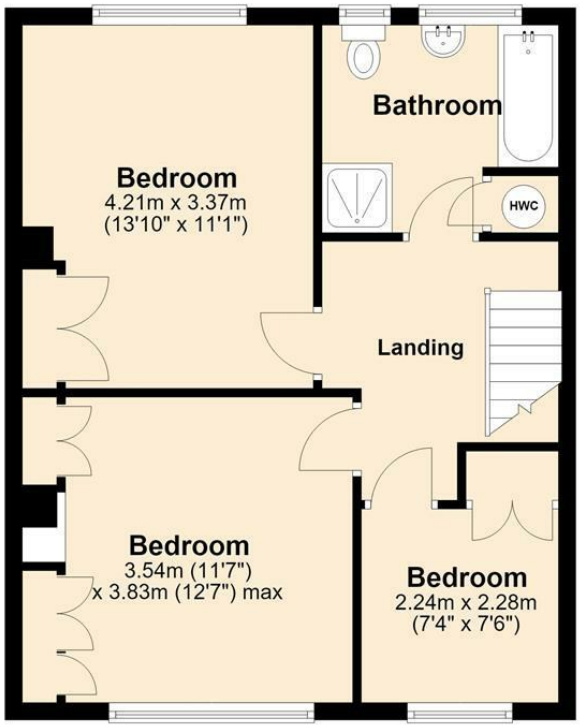
Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)
(excluding Garage)



First Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



Total area: approx. 98.6 sq. metres (1061.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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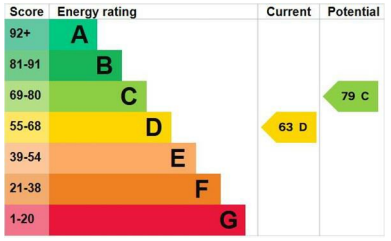

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