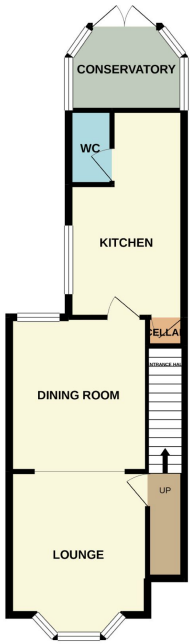




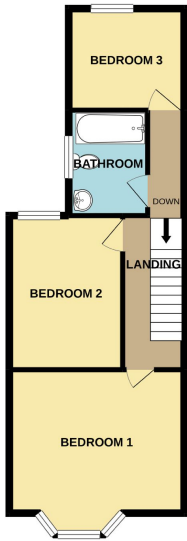
BASEMENT
136 sq ft (12.7 sq m.) approx.



GROUND FLOOR
512 sq ft (47.6 sq m.) approx.



1ST FLOOR
466 sq ft (43.3 sq m.) approx.



TOTAL FLOOR AREA: 1114 sq ft (103.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 12/2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		83
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



An impressively sized three bedroom semi detached family home situated in this popular network of roads off Leavesden Road. This house also benefits from a conservatory, downstairs WC, upstairs bathroom off landing and a decent sized basement. This property would be idea for a young family of couple looking for a character house with plenty of space that they can move into and then personalise over a period of time.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
Radiator, access to reception rooms

Lounge
12'9 x 10'8 (3.91 x 3.27) To the front, double glazed bay window, feature fire surround, radiator, laminate flooring, open access to Dining Room

Dining Room
11'11 x 10'8 (3.65 x 3.27) Double glazed window overlooking rear garden, laminate flooring, radiator

Kitchen
16'1 x 8'11 (4.91 x 2.74) With a range of wall and base mounted kitchen units, built in electric hob and oven, connections and space for a washing machine and dishwasher, double glazed window, laminate flooring, access to the basement

Downstairs WC
Low Level WC, wash basin

Conservatory
Double glazed, laminate flooring, double doors onto rear garden

Basement

Basement
12'x 10'7 (3.88 x 3.25) Accessed via the kitchen with internal staircase, light well

First Floor

Bedroom One
13'5 x 11'2 (4.1 x 3.42) To the front, double glazed bay window, radiator, laminate flooring

Bedroom Two
12'4 x 8'5 (3.76 x 2.57) Double glazed window, radiator, laminate flooring

Bedroom Three
9' x 7'11 (2.75 x 2.43) To the rear, double glazed window, laminate flooring, radiator

Bathroom
Fitted suite with panel bath and shower over, low level WC, hand basin, double glazed window

Garden
Mainly laid to lawn, patio area and side access