



## Westwick Row, Leverstock Green, HP2 4UB

### Asking price £750,000

**\*\* NO UPPER SALES CHAIN \*\***

A rare opportunity to acquire this impressive and extended four bedroom detached residence, set on a mature plot of approximately half an acre on the highly sought after Westwick Row, Leverstock Green. The accommodation at Westwick Warren spans over 1800 sqft and offers excellent potential for further extension or development, subject to the necessary permissions.

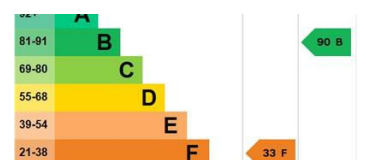
The ground floor layout includes an entrance porch, entrance hallway, two inner vestibule areas, 20ft dual aspect living room, office/library, kitchen/breakfast room, dining room and a shower room. The first floor includes the principal bedroom with en suite, three further double bedrooms, shower room and separate w/c.

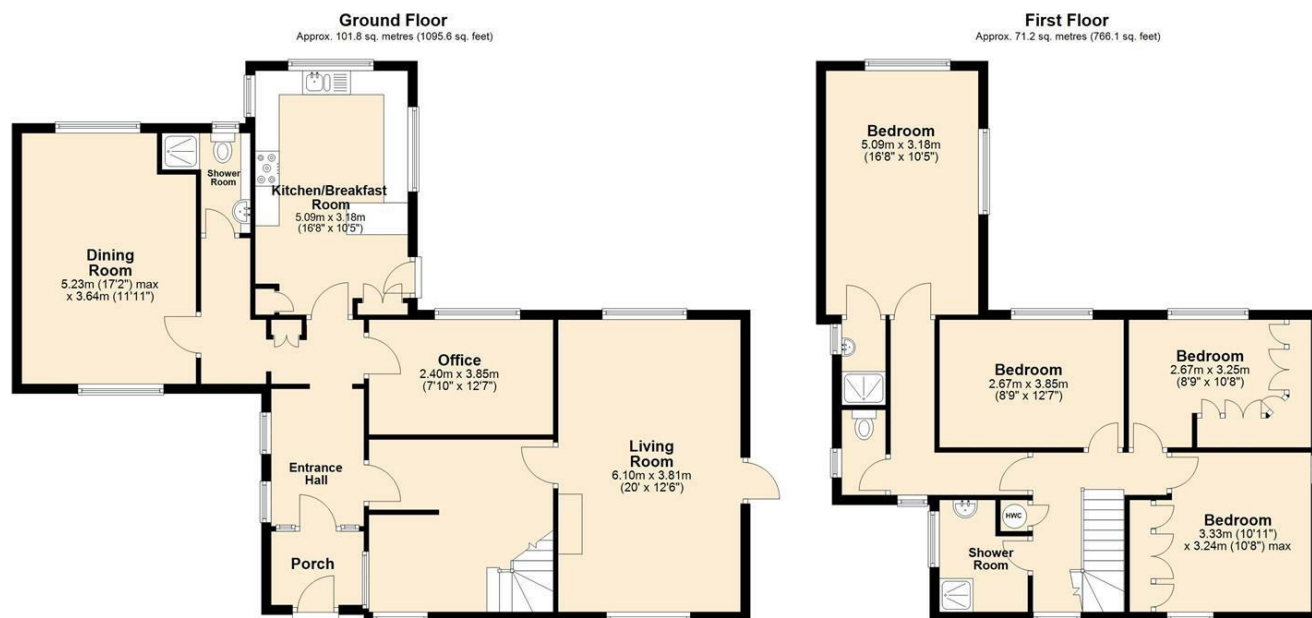
Externally the property further benefits from driveway parking, detached double garage of which half has been partially converted and a magnificent, mature, private rear garden with various areas of patio, lawn and woodland which may offer significant potential for development.

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

[www.searsandco.co.uk](http://www.searsandco.co.uk)

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100





Total area: approx. 173.0 sq. metres (1861.7 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 diligence 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 importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp...



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Property Misdescriptions Act.

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