



St. Davids Close, Leverstock Green, HP3 8LU
Asking price £1,500,000

Sears & Co
estate & letting agents



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

This bright, beautifully renovated home sits at the end of an exclusive cul de sac in Leverstock Green, ideal for London commuters. With wraparound extensions and full refurbishment, the property now spans nearly 3000 sqft and features five double bedrooms, four bathrooms, a multi car resin driveway and a tandem garage.

Externally striking with white render, beige brick and black accents, it boasts stylish, contemporary interiors with wood panelling, feature openings and muted tones. Windows and skylights flood the home with light.

The heart of the house is an expansive open plan living/kitchen/dining area with sliding doors to the garden. The kitchen includes bespoke cabinetry, quartz worktops, an island, integrated appliances and an adjoining separate utility room. A vast second reception space runs the depth of the home spanning 35ft. There's also a separate front reception/snug perfect for an office or film nights.

Upstairs, five generous bedrooms include three with en suites. The primary suite impresses with its scale, sleeping and dressing zones, Juliet balcony, and a luxury en suite with egg shaped bath and walk in shower.

The 90ft-wide rear garden offers a full-width patio, lawn with inset lighting, power points, and scope for landscaping.

Leverstock Green's shops, pubs, parks and schools are all nearby, and the location is superb for commuters – with fast train links to London from Watford or St Albans, plus easy access to M1, M25, Heathrow and Luton.

Nearby attractions include the Centurion Golf Club (a premier venue for professional tournaments), The Grove and Warner Bros Studios, all within approx 20 minutes. St Albans High Street, known for its boutique shops, markets and fine dining is an approx 4.4 mile drive from the front door step.

Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing on this outstanding family home

Double Front Doors

Entrance Hallway

Two double glazed windows. Tiled flooring. Storage cupboards. Under floor heating. Recessed down lighting. Feature lighting.

Open panelled feature wall. Stairs rising to the first floor accommodation. Access to the snug/office, w/c, kitchen/dining room and living room.

Living Room

Double glazed window. Double glazed sliding doors leading to the rear garden. Wood effect tiled flooring. Under floor heating. Recessed down lighting. Feature lighting. Feature panelling. Opening leading to the kitchen/dining room.

Kitchen/Dining Room

Two double glazed windows. Double glazed sliding doors leading to the rear garden. Two skylights. Fitted with a range of eye and base level units with quartz work surfaces over also forming upstands and an island. Integrated fridge freezer, double oven, dishwasher, induction hob and extractor fan. Inset bowl sink with mixer tap. Tiled flooring. Under floor heating. Recessed down lighting. Feature lighting. Feature brick wall. Access to the utility room.

Utility Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine and tumble dryer. Sink with drainer unit and mixer tap. Tiling to splash back area. Tiled window sill. Airing cupboard. Recessed down lighting. Tiled flooring. Under floor heating.

Snug/Office

Double glazed window. Recessed down lighting. Under floor heating.

W/C

Fitted with a vanity wash hand basin and an enclosed cistern w/c. Tiled walls. Tiled flooring. Under floor heating. Extractor fan. Recessed down lighting. Feature lighting.

First Floor Landing

Double glazed window. Feature lighting. Access to the family bathroom and five bedrooms.

Principal Bedroom

Double glazed window. Double glazed sliding doors opening to a Juliet balcony. Two radiators. Recessed down lighting. Feature lighting. Dressing area. Sliding door to the en suite.

En Suite

Double glazed window. Fitted with a five piece suite to include a freestanding bath with copper accent taps, oversized shower enclosure with rainfall shower head, double vanity wash hand basin and an enclosed cistern w/c. Partially tiled walls. Tiled flooring. Heated towel rail. Recessed down lighting. Feature lighting. Extractor fan.

Bedroom

Double glazed window. Radiator. Recessed down lighting. Feature lighting. Access to the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure with rainfall shower head, cabinet enclosed wash hand basin and an enclosed cistern w/c. Partially tiled walls. Tiled flooring. Heated towel rail. Recessed down lighting. Feature lighting.

Bedroom

Double glazed window. Radiator. Recessed down lighting. Access to the en suite.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure with rainfall shower head, cabinet enclosed wash hand basin and an enclosed cistern w/c. Partially tiled walls. Tiled flooring. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Down lighting.

Bedroom

Double glazed window. Radiator. Down lighting.

Family Bathroom

Fitted with a three piece suite to include a tile enclosed bath, vanity wash hand basin and an enclosed cistern w/c. Partially tiled walls. Tiled flooring. Heated towel rail. Recessed down lighting. Feature lighting. Extractor fan.

To The Front

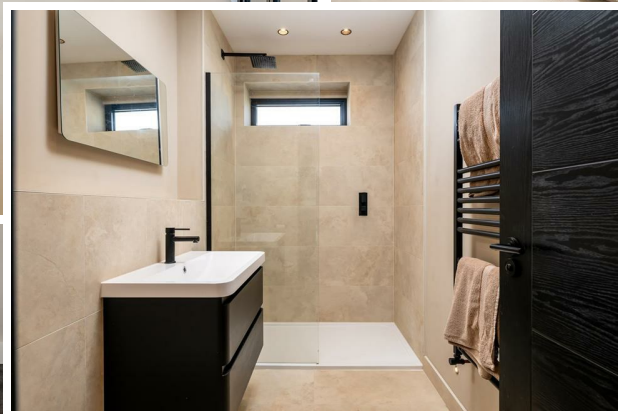
An area of frontage to include a resin bound driveway and an area of garden laid with lawn. Hedging. Planted borders. Outside lighting. Gated side access. Access to the garage.

Garage

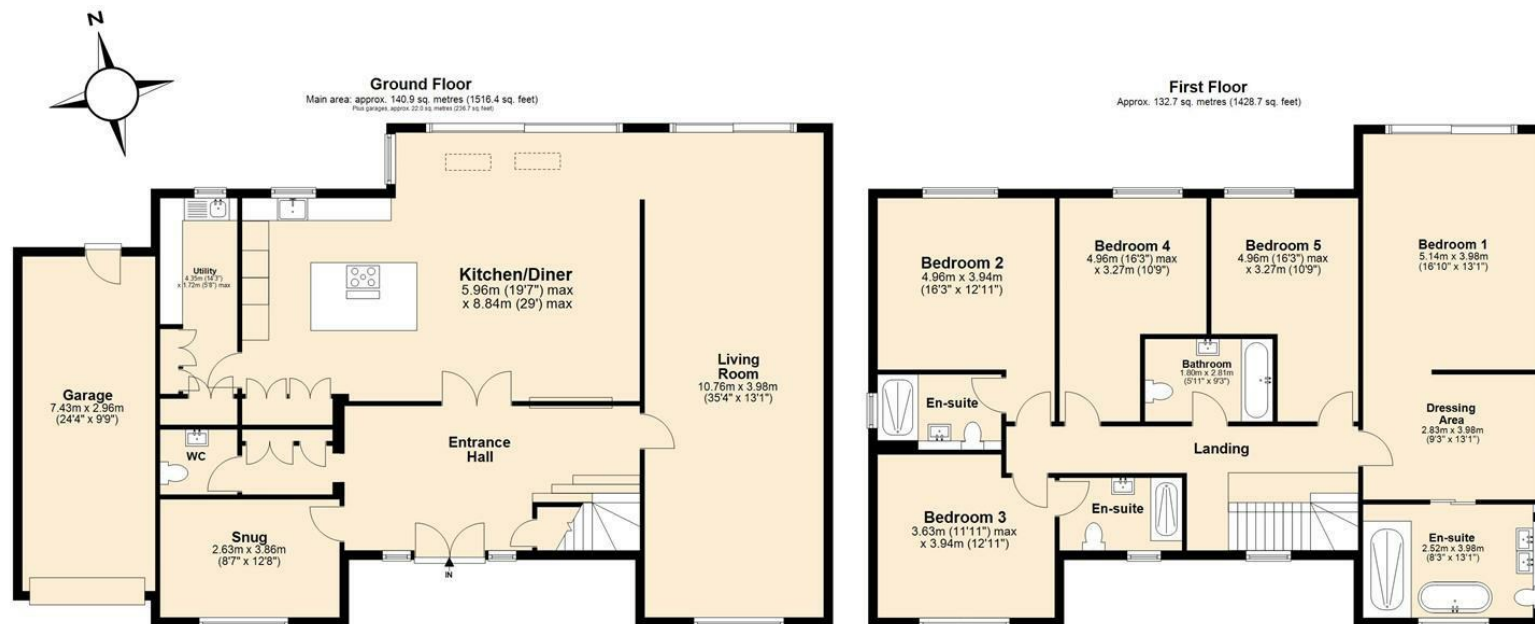
Accessed via an electric roller door to the front and a courtesy door from the rear garden. Power and lighting.

To The Rear

A private garden arranged with areas of patio and lawn. Enclosed by timber panel fencing and part hedging. Outside tap. Outside feature lighting. Outside socket. Courtesy door to the garage. Gated side access.







Main area: Approx. 273.6 sq. metres (2945.1 sq. feet)
Plus garages: approx. 22.0 sq. metres (236.7 sq. feet)

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