



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Garage & Off-Street
Parking



South Facing Rear Garden



EPC Band D

Council Tax
Band: G £3,610.06 (2024/2025)
Local Authority
Dacorum Borough Council



Holly Blue, Westwick Row, Hemel Hempstead, HP2 4UD
Guide Price £750,000 Freehold

Holly Blue, Westwick Row, Hemel Hempstead

This immaculately presented, four bedroom, detached family home is located close to open countryside, just a short stroll to the local shops and amenities of Leverstock Green. The property benefits from over 1700 sq.ft of internal space, off-street parking for multiple cars and a south facing rear garden.

🏡 Beautifully Presented Detached Family Home

🏡 Three Reception Rooms

🏡 Four Bedrooms

🏡 Garage & Ample Off-Street Parking

🏡 South Facing Rear Garden

🏡 Close to Local Amenities & Transport Networks

Description

Nestled on a tranquil country lane, Holly Blue is a distinctive executive family home, one of only two properties in its idyllic setting, offering convenient proximity to excellent rail and motorway connections. This charming property boasts four bedrooms, including an en-suite, complemented by two spacious reception rooms, a study, garage, and ample off-road parking. The entrance offers an inviting hallway with oak flooring, leading to a well-appointed cloakroom. The living room features oak flooring and patio doors opening to the rear garden, seamlessly connecting with the dining room, characterised by high ceilings and abundant natural light. The kitchen/breakfast room is equipped with quality fittings and useful access to the side. The first floor encompasses a principal bedroom with en-suite, three additional bedrooms and a family bathroom. The outdoor spaces include a secluded rear garden with level lawn, patio, and gated side access, while the front boasts a gated driveway leading to the garage with an electric door.

Location

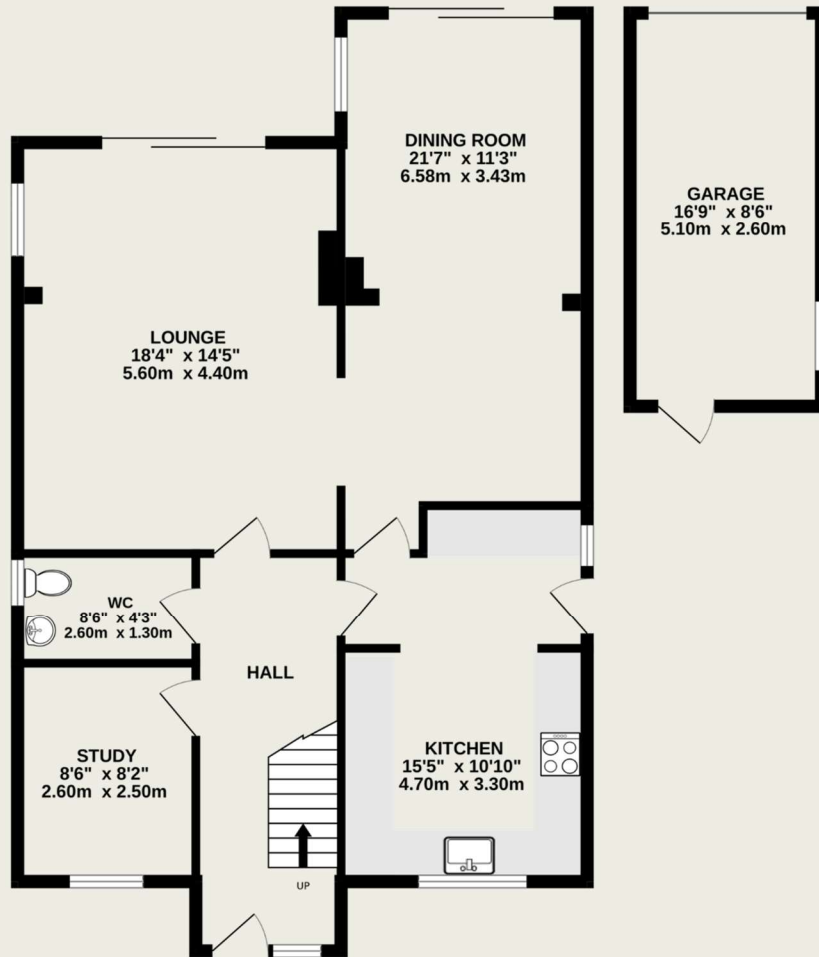
Situated in the idyllic village of Leverstock Green and nestled in the Hertfordshire countryside. Local amenities are plentiful, with a primary school, two pubs and a Post Office all within walking distance, and both Hemel Hempstead and St Albans are easily reached, making it ideally positioned for a range of schooling options and for access into London.



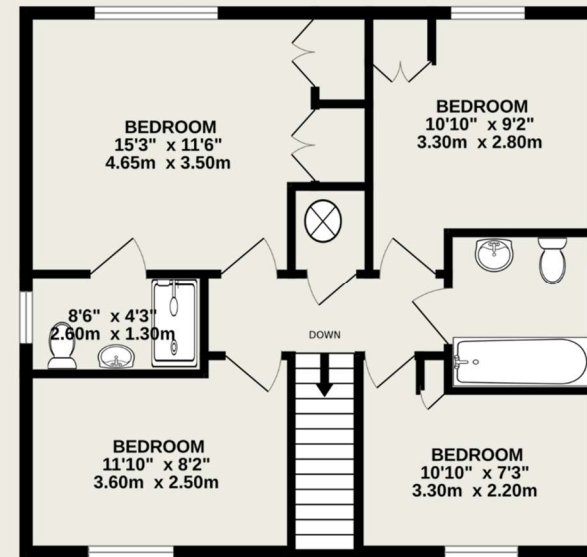


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.

TOTAL FLOOR AREA : 1701sq.ft. (158.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such