



5 Bedrooms



1 Bathroom + Ground Floor
Shower Room



2 Reception Rooms



Detached Double Garage &
Integral Single Garage



1/3rd Acre Plot



EPC Band D

Council Tax
Band: G £3,610.06 (2024/2025)

Local Authority
Dacorum Borough Council



West Wind, Westwick Row, Leverstock Green, HP2 4UD
Guide Price £900,000 Freehold

West Wind, Westwick Row, Leverstock Green

A five bedroom detached house that requires some modernisation but offers vast potential to extend or develop the plot, dependant on gaining planning consents.

- 🏡 Charming Detached Family Home Set on 1/3rd Acre Plot
- 🏡 Exciting Potential for Modernisation & Development
- 🏡 Two Reception Rooms
- 🏡 Five Bedrooms
- 🏡 Detached Double Garage + Integral Single Garage
- 🏡 No Onward Chain
- 🏡 Close to Leverstock Green Village & Transport Links

Description

West Wind is a charming and established detached house that requires modernisation positioned on a sought after country lane. The plot, whilst being generous, does offer further potential for either extending the existing house or potentially building an additional property within the grounds, subject to the relevant consents. The accommodation of the house comprises a large entrance hall that serves all primary rooms, with a formal living room with feature fireplace and a separate dining room. There is a kitchen overlooking the driveway, as well as a separate utility room and cloakroom. The first floor benefits from five bedrooms and a family bathroom. The two largest bedrooms enjoy views over the rear garden.

Outside, there is a detached double garage as well as a single garage that is integral to the property. The grounds are gated and established and measure just in excess of a third of an acre.

Location

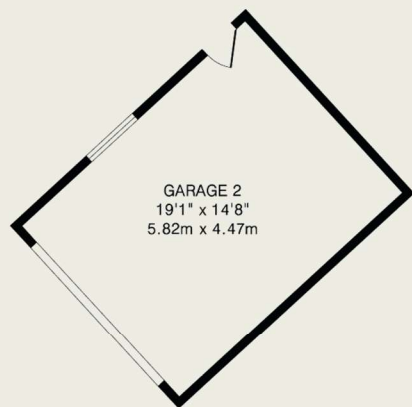
Westwick Row is a historical country lane in Leverstock Green with good access to the St Albans city with its boutique shops, an excellent market twice a week and of course excellent road and rail links with a mainline station from St Albans to St Pancras (20 minutes).



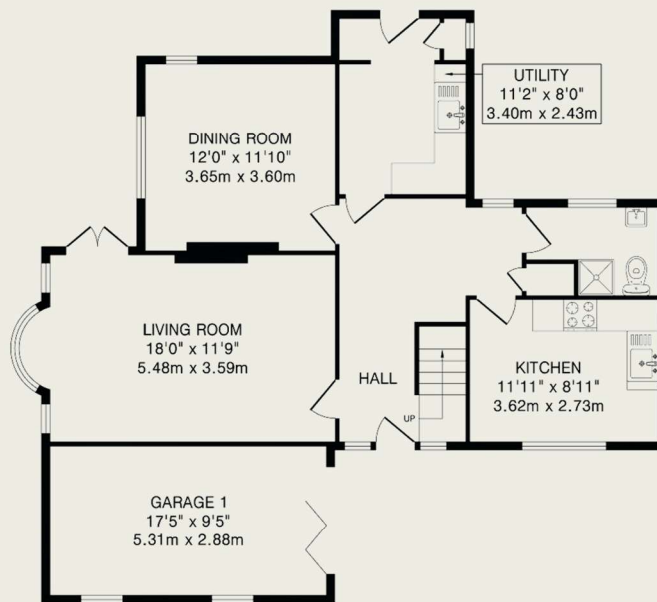


Important Information

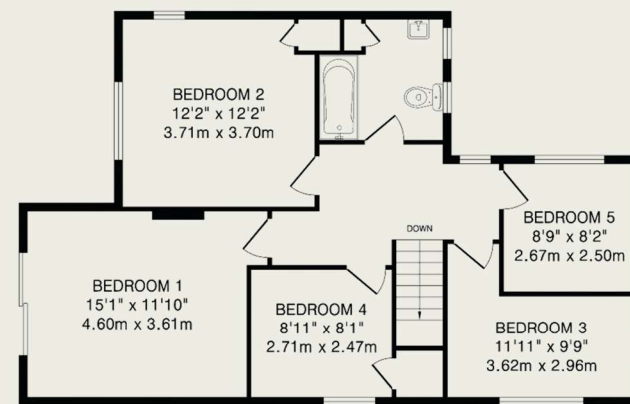
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Garage
280 sq.ft.(26.0 sq.m)approx.



Ground Floor
932 sq.ft.(86.5 sq.m)approx.



First Floor
732 sq.ft.(68.0 sq.m)approx.

TOTAL FLOOR AREA: 1944 sq.ft.(180.5 sq.m)approx.
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