



4 Bedrooms



1 Bath/Shower Room + WC



3 Reception Rooms



Double Garage & Off-Street  
Parking



1/3 Acre Plot  
South Facing Rear Garden



EPC Band D

Council Tax

Band G

- £3,785.03 2025/2026

Local Authority

Dacorum Borough Council



## Leverstock Green Road, Hemel Hempstead

An attractive detached family home set in a third of an acre in a highly sought after location in Leverstock Green, close to local amenities and transport links. The house offers enormous potential to create a delightful family home.

- 📍 Attractive detached home set on a generous third of an acre plot
- 📍 Living Room with Inglenook style fireplace
- 📍 Two further reception rooms and a conservatory
- 📍 Fitted kitchen breakfast room
- 📍 Four bedrooms
- 📍 Double detached garage

### Description

Approached from a private driveway leading to a gravel parking area for several cars. The entrance hallway has stairs leading to the first floor and there is a guest cloakroom with shower and cloaks cupboard. The spacious living room and dining room offer a triple aspect and features a substantial Inglenook working fireplace. At the rear of the living room a door opens onto a sunny conservatory. The double aspect family room adjoins the spacious fully fitted kitchen breakfast room with garden outlook and space for seating for at least four people. Upstairs four bedrooms lead from the landing hall. The principal bedroom has a light and spacious feel with aspect over front and rear gardens and extensive fitted wardrobes. Two further double bedrooms and a single bedroom and family bathroom completes the accommodation. Outside there is a substantial detached double garage, pedestrian access and a large storage loft that could be converted to a home office, subject to the usual permissions. The house is largely unchanged and is likely to retain permitted development rights to expand the accommodation to provide significant extra space. The house is set centrally on its plot of over a third of an acre. The south-facing gardens are mainly laid to lawn and bordered by mature shrubs and trees, hedge borders and flower beds as well as an ornamental pond.

### Location

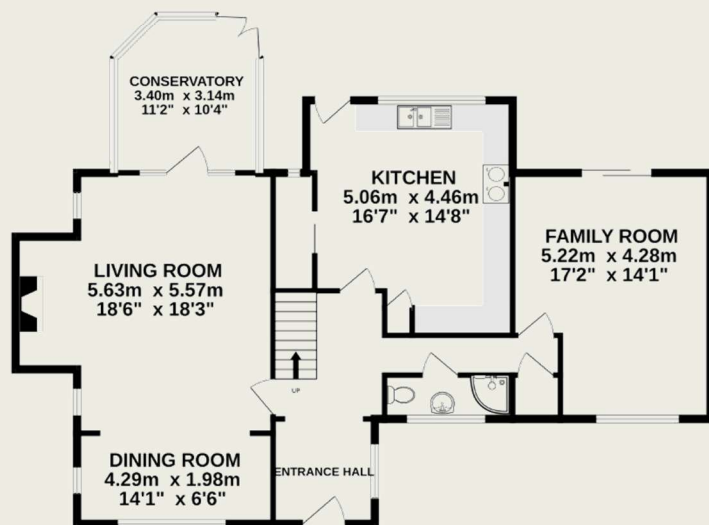
This charming property is situated in the centre of Leverstock Green village, just moments away from shops, delightful pubs, the cricket club, and church. The nearby city of St Albans offers a fantastic array of shops and amenities. The village boasts excellent transport links, with convenient access to the M1 and M25, and frequent train services to London.



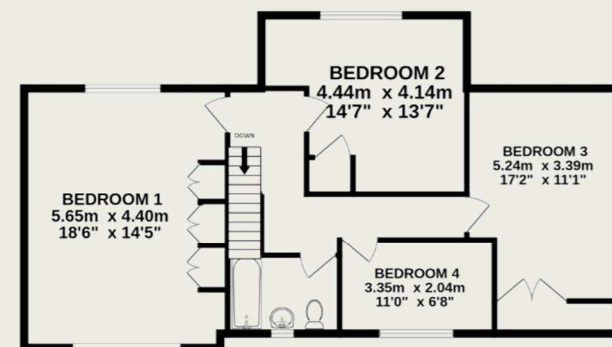
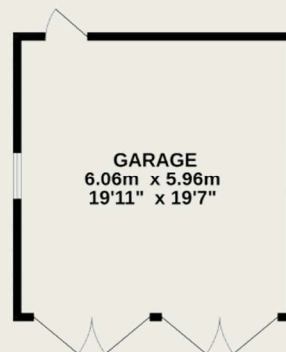


#### Important Information

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  
143.8 sq.m. (1548 sq.ft.) approx.



1ST FLOOR  
77.3 sq.m. (832 sq.ft.) approx.

TOTAL FLOOR AREA : 221.1 sq.m. (2380 sq.ft.) approx.

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