





**Offers in the Region
Of £895,000**

We are delighted to offer for sale this outstanding detached family home standing on a wonderful plot in the heart of Leverstock Green. Boasting superbly presented living accommodation throughout that includes a spacious dual aspect lounge with large separate dining room, kitchen breakfast room and utility room, four double bedrooms with a luxury ensuite shower room and family bathroom. With driveway parking for multiple vehicles, as well as a garage. The gardens need to be seen to be appreciated and are both southerly facing and enjoy an open rear aspect. All located within stone's throw of the village centre with it's range of facilities as well as being just a short drive of both Hemel Hempstead and St Albans.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, doors to WC, lounge and kitchen, built-in storage cupboard.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin in vanity unit, towel radiator.

LOUNGE

Double glazed window to front aspect, double glazed patio doors to rear. Two radiators, gas feature fireplace.

DINING ROOM

Double glazed doors to rear. Doors to lounge and kitchen, radiator.

KITCHEN

Double glazed window to rear aspect, double glazed frosted door to side. Fitted with a range of floor and wall-mounted units with ample work surfaces, one and a half bowl stainless steel sink with drainer, integrated electric double oven, integrated under counter fridge, integrated dishwasher, tiled floor, radiator, door to utility.

UTILITY

Double glazed window to side aspect, door to front. A range of floor and wall-mounted units with rolled edge work surface over, space for fridge freezer, washing machine, wall-mounted gas boiler, tiled floor.

LANDING

Doors to all rooms, radiator, access to part boarded loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, television point, door to en-suite.

EN-SUITE

Double glazed frosted window to front aspect. Radiator, low level WC, wash hand basin in vanity unit, walk-in shower.

BEDROOM TWO

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, television point, wardrobe to remain.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, door to eaves storage, walk-in wardrobe.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC with concealed cistern, wash hand basin, panelled bath with shower over and shower screen, towel radiator.

OUTSIDE

GARAGE/PARKING

Block paved driveway parking for several cars. Courtesy door to garage with electric roller shutter door. Lawn area with flower and shrub beds, mature trees.

REAR GARDEN

Mainly laid to lawn with block paved patio area, pathway to rear and front, mature fruit trees, two timber storage sheds, mature flower and shrub beds, outside tap and light, gated access to front.



GREEN LANE, HEMEL HEMPSTEAD HP2 4SA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1954 sq.ft. (181.5 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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