



Leverstock Green Road  
Hemel Hempstead, HP3 8PR

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## Leverstock Green Road, Hemel Hempstead

Welcome to this charming three-bedroom bungalow, nestled in a tree-lined road in the desirable Leverstock Green in need of some refurbishment. This delightful property is just a short walk from the village shops, highly regarded schools, and excellent commuter links, making it an ideal family home.

The well-appointed fitted kitchen boasts an island-style breakfast bar, perfect for casual dining and entertaining. The spacious and inviting reception lounge features a cozy fireplace and patio doors that open onto the rear garden, allowing for a seamless indoor-outdoor living experience. A versatile space, the dining room can be used as a formal dining area or a home office, enhancing the flexibility of the layout.

The ground floor hosts two generous bedrooms, including the master bedroom with a dressing area and its own private en suite. A family bathroom is also located on this level for convenience. At the heart of the bungalow is an inner hallway with a striking gallery-style 'Georgian' window that looks into the dining room, adding a touch of elegance. Stairs from the hallway lead up to the third bedroom.

Externally the rear garden is a real feature of the property. It is large is a wonderful, large mature garden with a variety of trees and shrubs which offers plenty of space for outdoor activities. To the side of the property there is a driveway which leads to a garage and to the front of the property features block-paved parking for three vehicles, ensuring ample space for residents and guests.

The bungalow has the added benefit of new double glazing to the back, front and side of the property in 2023.

A short drive from the M1 motorway, makes this property an excellent choice for families and professionals alike.

Early viewings are strongly recommended to fully appreciate the potential that this beautiful bungalow has to offer.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.




## Features

- Detached Bungalow with extension potential
- Large rear garden
- Three Bedrooms
- En Suite To Master
- Kitchen breakfast room
- Large Reception room
- Dining Room / Study
- Driveway For Three Vehicles
- No Chain
- New double glazed windows installed in 2023

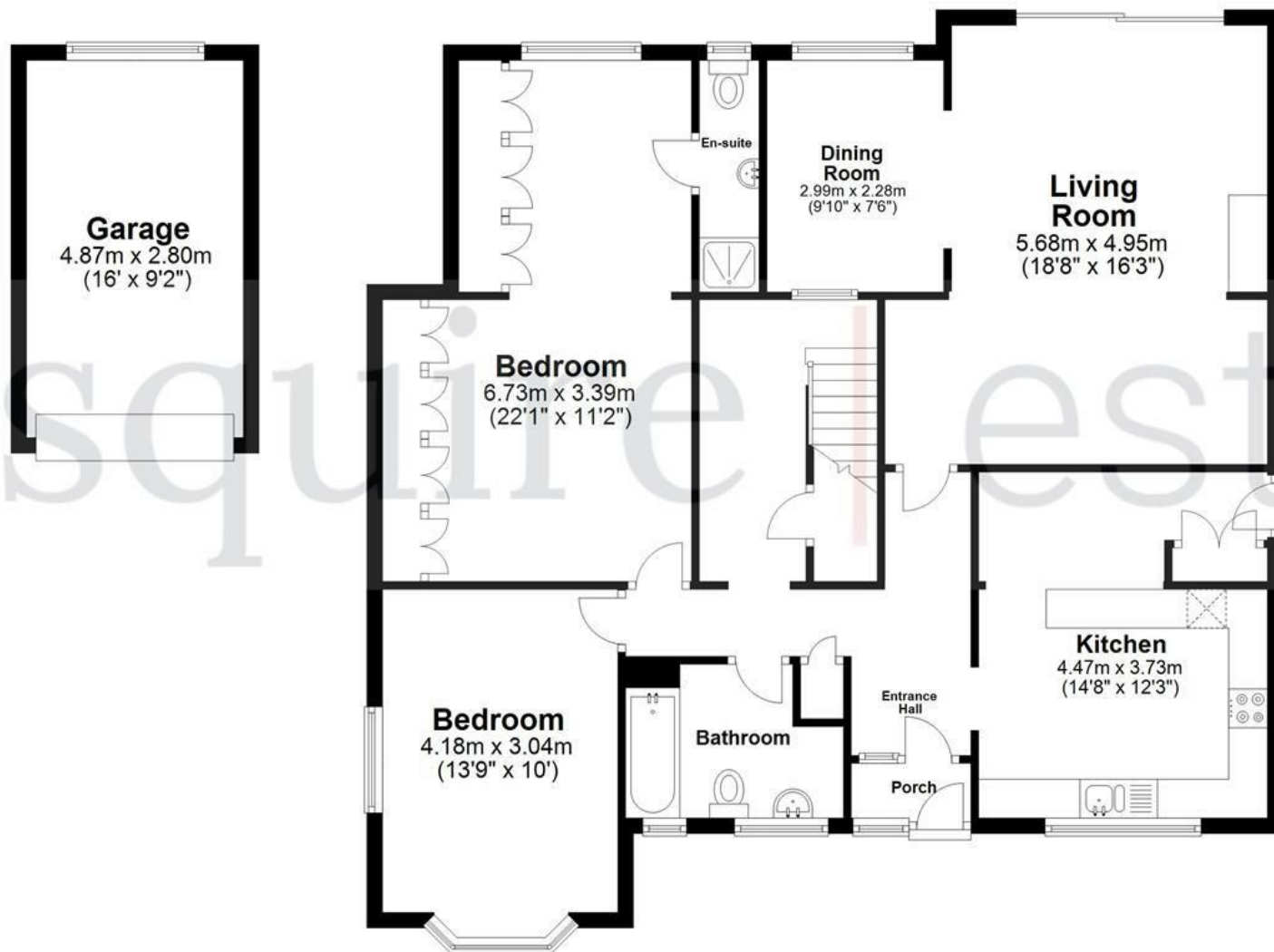
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

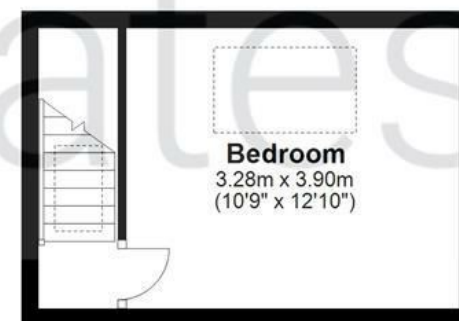
### Ground Floor

Approx. 127.9 sq. metres (1377.1 sq. feet)



### First Floor

Approx. 16.2 sq. metres (173.9 sq. feet)



Total area: approx. 144.1 sq. metres (1551.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.





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