



Handpost Lodge Gardens

Leverstock Green | Hertfordshire | HP2 4FB

£1,250,000

FINE & COUNTRY
fineandcountry.com™

STEP INSIDE

Handpost Lodge Gardens

Nestled in a quiet cul-de-sac just off a charming country lane in the sought-after village of Leverstock Green, this impressive five-bedroom detached residence offers the perfect blend of space, style, and serenity. Ideally positioned within easy reach of St Albans, it benefits from excellent local amenities—with Leverstock Green shops just 0.6 miles away—and superb motorway connections.

Beautifully presented and thoughtfully designed, the home features generous, well-balanced living spaces spread across two floors. On the ground floor, you're welcomed by a spacious and stylish reception hall that sets the tone for the rest of the property. There is a contemporary cloakroom, two versatile reception rooms, and the undeniable heart of the home—a stunning open-plan kitchen, living, and dining area. Bathed in natural light and finished to a high standard, this space is perfect for both relaxed family living and entertaining.

Upstairs, a spacious central landing, flooded with light, leads to the luxurious principal bedroom suite, complete with vaulted ceilings, dual-aspect windows, and a sleek, refitted en-suite bathroom. Four further double bedrooms and two additional bathrooms provide ample space for family and guests alike.

Outside, the private rear garden is beautifully enclosed by mature hedging, creating a tranquil retreat. A large sun terrace offers an ideal setting for al fresco dining and summer gatherings. At the front, a mature garden enhances the home's curb appeal, while a generous driveway and double garage offer convenient off-street parking.

This is a truly exceptional family home in a prime location—offering the perfect combination of village charm, modern living, and outstanding accessibility.









STEP OUTSIDE

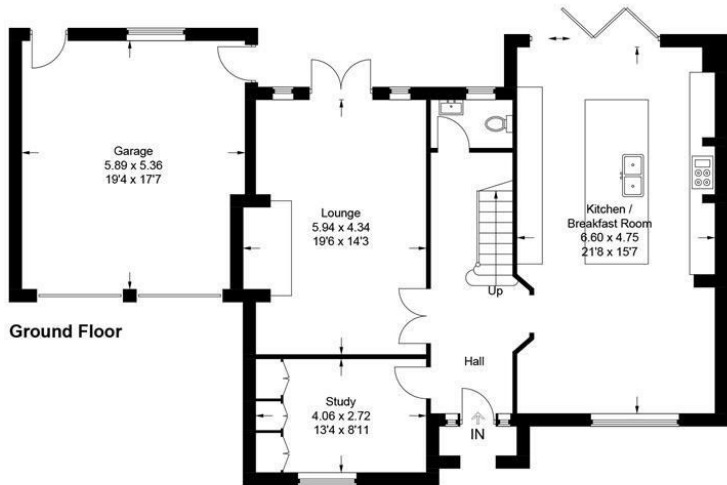
Handpost Lodge Gardens

Living in Handpost Lodge Gardens offers a harmonious blend of suburban tranquillity and convenient access to urban amenities. Situated in a peaceful residential area, this location provides a serene environment ideal for families and professionals alike. The property benefits from proximity to local parks and green spaces, offering ample opportunities for outdoor activities, beautiful walks and relaxation. Additionally, the neighbourhood is well-served by public transportation, making commutes to central Hemel Hempstead and beyond both straightforward and efficient.

A notable advantage of residing in Handpost Lodge Gardens is its close proximity to St Albans, a historic city renowned for its rich heritage and vibrant cultural scene. This connectivity allows residents to enjoy the best of both worlds: the peaceful ambiance of Hemel Hempstead and the dynamic offerings of St Albans, including its bustling markets, diverse dining options, and historic landmarks. Such accessibility enhances the quality of life, providing a perfect balance between suburban comfort and urban excitement.



Approximate Gross Internal Area
 Ground Floor = 94.1 sq m / 1,013 sq ft
 First Floor = 108.7 sq m / 1,170 sq ft
 Garage = 30.7 sq m / 330 sq ft
 Store = 17.0 sq m / 183 sq ft
 Total = 250.5 sq m / 2,696 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Fine & Country

- Sought-After Village of Leverstock Green
- Five Spacious Double Bedrooms, Including a Luxurious Principal Suite
- Bright & Airy Open-Plan Kitchen, Living, & Dining Area
- Separate Lounge with Feature Fireplace & Log Burner
- Additional Reception Room / Study
- Three Bathrooms, Including a Refitted En-Suite
- Generous Reception Hall & Stylish Cloakroom
- Private Rear Garden with Large Sun Terrace
- Double Garage & Spacious Driveway

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.

fineandcountry.com™

