

Mulburries



Leverstock Green Road , Hemel Hempstead, HP3 8PR

Offers in excess of £575,000



**Leverstock Green Road,  
Hemel Hempstead, HP3 8PR**

- Detached executive four bedroom home
- Air-conditioning throughout
- External garage
- Double kitchen
- Security shutters
- Well designed landscaped rear garden
- Principle bedroom with En-suite
- Off street parking to rear
- Tiled downstairs underfloor heating
- Open plan living



Mulburries are delighted to present this stunning four bedroom detached family home within the ever popular Leverstock Green onto the market.

Situated on The Leverstock Green Road, which really puts the green into the name, with its beautifully kept front lawns, the property offers a beautiful blend of characterful charm and modern innovation, which is what we find most of our buyers look for in a home in todays market. Lots of sellers strive too create what this house has in abundance.

Stunning externally, the property has over 1500 square feet of internal living





space, not including the garage and boasting beautiful design features throughout. Comprising of; entrance hallway, a well designed open planned, living, dining and family room, kitchen, utility room and guest cloakroom to the ground floor.

The garden, designed for entertaining is accessible via the dining room which has bi-folding doors, allowing you to bring the inside out or vice versa. Featuring a low maintenance walled garden with astro turf, raised flower beds, an 8 person hot tub under a wooden canopy. There is gated rear access and an electric awning at the rear of the property and a courtesy door to.

A statement glass staircase takes you upstairs onto four well sized bedrooms, the premier bedroom the largest with an en-suite shower room, three other similarly sized double rooms and the family bathroom.

Leverstock Green Road is perfectly located close driving distance to the M1 and M25 meaning easy road access in and out of the area. A short distance of just 3 miles to both Apsley and Hemel Hempstead train stations, on the Southern Rail service, means direct links in and out of central London while local bus services further add to the list of transport facilities. If you're needing to find education options for children, there is a wealth to choose from whether at primary or secondary level.

## Floor Plan

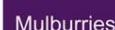
Approximate Gross Internal Area 1686 sq ft – 157 sq m  
 Ground Floor Area 853 sq ft – 79 sq m  
 First Floor Area 684 sq ft – 64 sq m  
 Garage Area 149 sq ft – 14 sq m



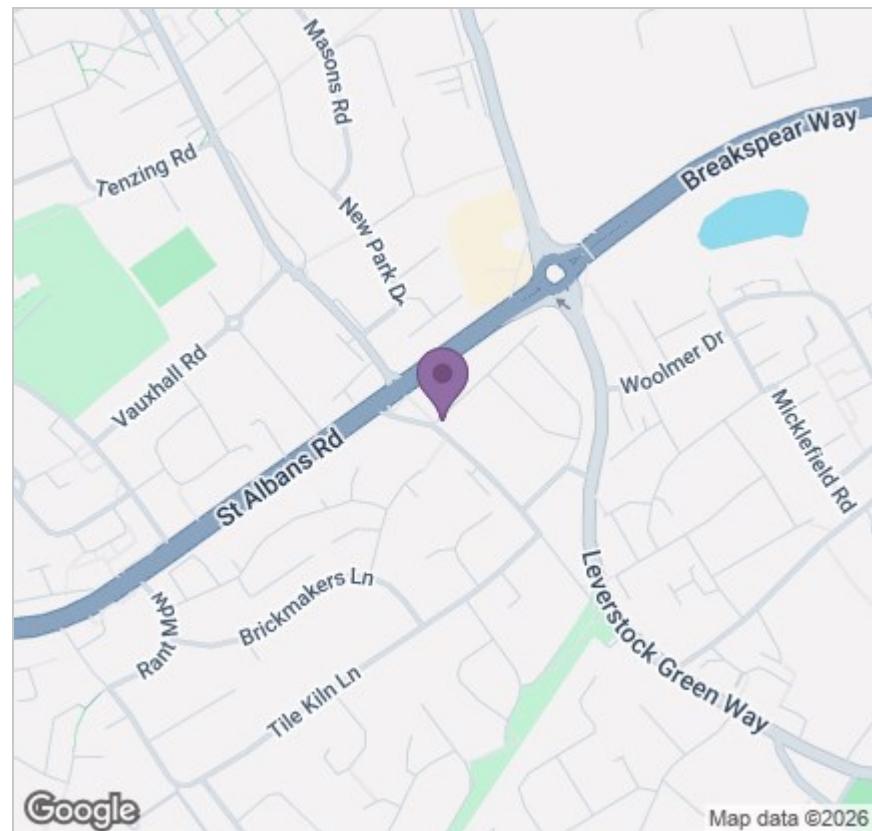
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## Viewing

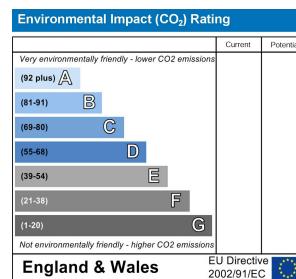
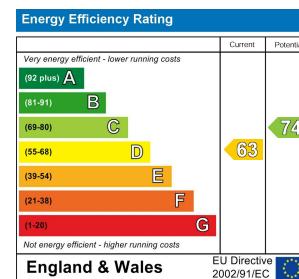
Please contact our Mulburries Office on 01442 732362  
 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map



## Energy Efficiency Graph



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