



Macklers Farm Leverstock Green Road, Hemel Hempstead, HP2 4HL

Guide price £625,000

- Four Bedrooms
- No Onward Chain
- Detached Workshop
- Versatile Layout
- Off Road Parking
- Great Location

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A beautifully presented four bedroom detached former farmhouse located alongside one of old Hemel Hempstead's historic thoroughfares in ever popular Adeyfield, convenient for the old village centre of nearby Leverstock Green, plus the indoor Ski Centre, multi screen Cineworld & restaurant complex at Jarmans Park.

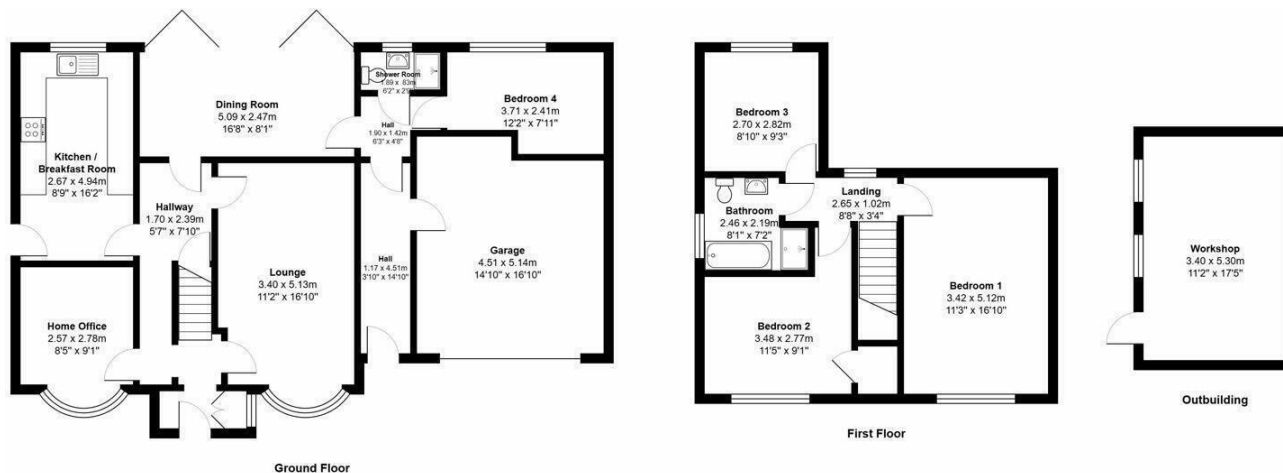
This refurbished home comes with a host of architectural features such as, handcrafted tiled flooring to the ground floor, Featuring a modern refitted 16ft Kitchen by Hacker with a range of integral Neff appliances such as full height fridge & freezer, oven, grill & 5 ring hob, plus a dishwasher. The Kitchen also benefits from underfloor heating. The 16ft Open Plan Dining Room with its Double Glazed doors overlooks the garden & is a bright welcoming room. The entire property was completely replumbed & rewired in 2013-2015.

For those with an expanding family there may an opportunity to extend or convert the garage into an annex. This good size garden still contains an original apple tree from when it was a working farm, in addition to newer fig & pear trees. A large 17ft x 11ft workshop in the garden has power & light. Planning also permission was previously granted to build a second dwelling in place of the double garage.

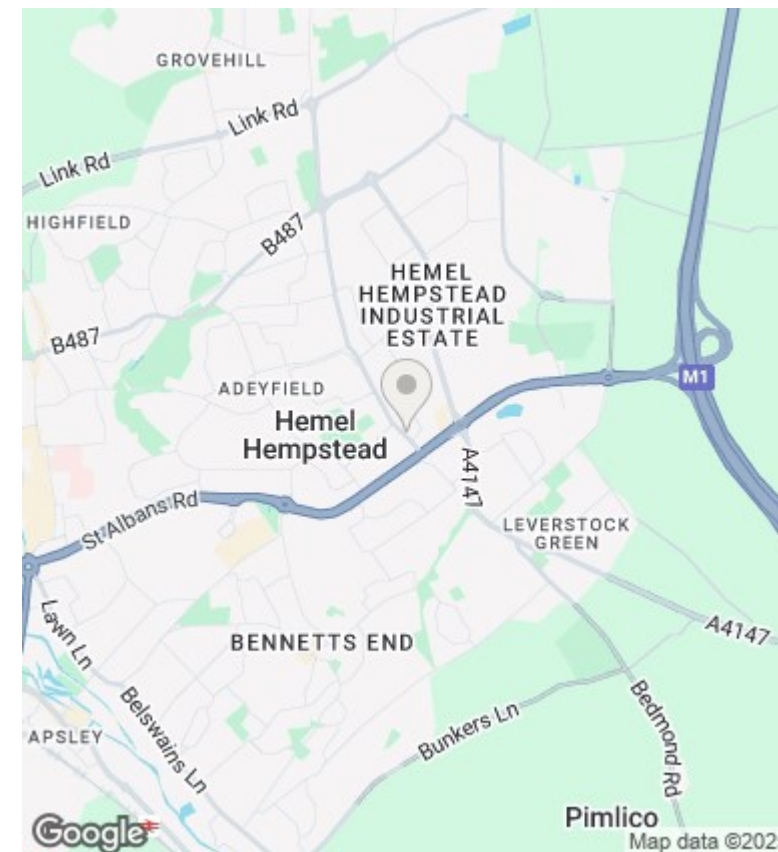


Council Tax Band: E





Total Area: 176.0 m² ... 1894 ft²
 All measurements are approximate and for display purposes only



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC