



SPENSER RESIDENTIAL



Westmead Leverstock Green Road, Hemel Hempstead, HP3 8QB

Guide price £750,000

- Four Bedrooms
- No Onward Chain
- Possibility to Extend STP
- Stunning Gardens
- Characterful Home
- Garage
- Ample Frontage
- High Ceilings

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Nestled in the quiet village of Leverstock Green itself, this charming four-bedroom detached family home presents a rare opportunity to own a property that has been cherished by the same family for over 70 years. Set back from the road, the house is framed by lush greenery and is approached via a long driveway, offering both privacy and a picturesque entrance.

Spanning 1,396 square feet, this home boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. The high ceilings and characterful parquet flooring add a touch of elegance, while the solid wooden doors and exposed brick mantle provide a warm, inviting atmosphere. The delightful rear bay window overlooks beautifully landscaped gardens, which bask in sunlight, creating an ideal outdoor space for relaxation and play.

The property is located in a vibrant community, surrounded by scenic local walks, sporting grounds, and a charming parade of shops that includes boutique eateries, wine bars, post office and convenience stores. This area is perfect for those who appreciate both nature and the convenience of local amenities, all whilst being within a commuting hotspot for the M25, M1 and St. Albans city.



Council Tax Band:



Area Guide:

Leverstock Green is a village located on the eastern edge of Hemel Hempstead, known for its beautiful village green, local amenities, and proximity to open countryside. It's a popular choice for families and commuters due to its historical charm, excellent transport links, and various community features.

Key Features and Amenities:

Village Green: A focal point of the village, offering a sense of community and space for recreation.

Local Shops and Pubs: Residents have access to convenient amenities for daily needs.

Leverstock Green Church of England Primary School: A local school for younger children.

Holy Trinity Church: A historic church with a beautiful stained glass window.

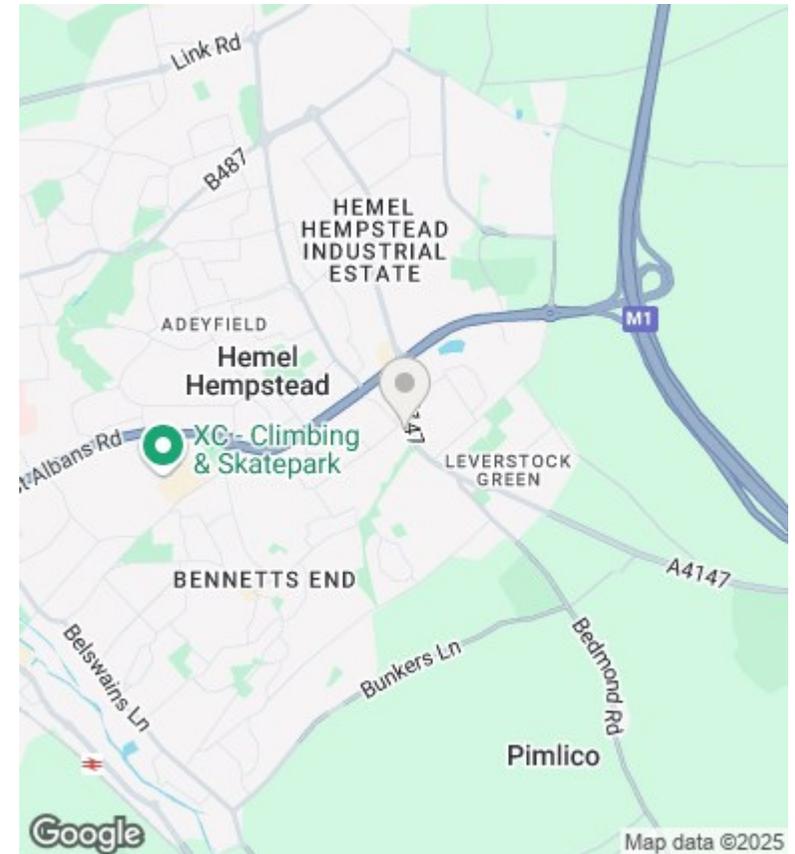
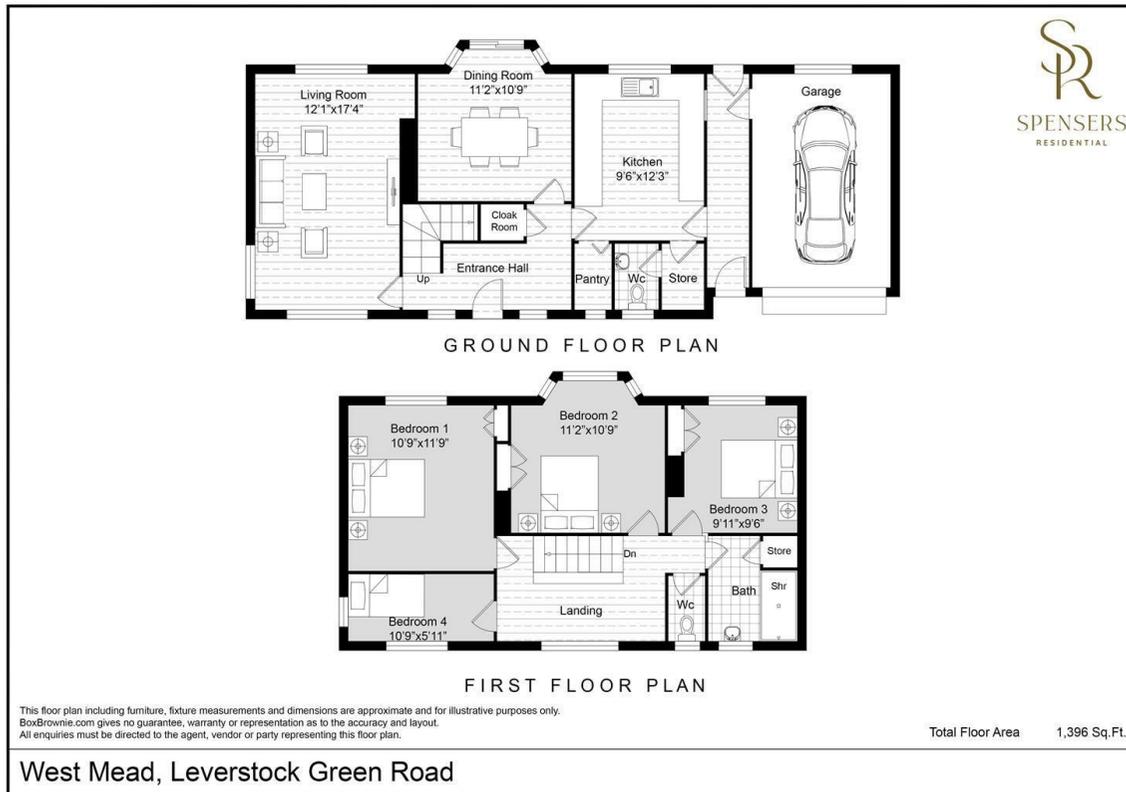
Village Hall: A community space for events and gatherings.

Leverstock Green FC and Village Cricket Club: Opportunities for sports and recreation.

Centurion Club: An exclusive golf club with Michelin-starred dining.

Good Transport Links: Easy access to the M1 and M25, as well as bus routes to Hemel Hempstead and St Albans.

Proximity to St Albans: A short distance from the historic city of St Albans.



Directions

Viewings

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

Council Tax Band

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