



Crossways, Leverstock Green, Hemel Hempstead

Guide Price £895,000

proffitt
& holt





Crossways

Leverstock Green, Hemel Hempstead

Proffitt and Holt are delighted to offer to the market a rare opportunity to acquire this generous three/four bedroom detached family home located in the highly sought after area of Leverstock Green, and ideally situated for a host of nearby transport links to include the M1, M25 and A41 to name just a few.

The property has been fully modernised by the current vendors throughout and offers a wealth of versatile and flexible accommodation (particularly to the ground floor) whilst also offering ample opportunity to extend and possibly even build (STPP) with a wider than average plot.

Internally, the property comprises entrance hall, living room/bedroom four, dining room, family room, kitchen, utility room, downstairs WC, store and double garage to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property boasts a spacious driveway for several vehicles, and to the rear, the garden is both generous in size and low maintenance.

To fully appreciate what this property offers please contact leading local agent Proffitt and Holt.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Leverstock Green is a sought-after village with a number of amenities, including a primary school, cricket club, village hall and a number of shops catering for day-to-day requirements.

The village is located close to the larger towns of Hemel Hempstead and St Albans, with their extensive shopping, entertainment and leisure facilities.

Hemel Hempstead and Kings Langley's mainline stations both provide frequent services into London, Euston, whilst the M1 and M25 motorways are easily accessible, making the village an ideal location for commuters.

- Three/Four Bedrooms
- Detached with Wide Plot
- Excellent Potential (STPP)
- High Spec Throughout
- Excellent Transport Links
- Double Garage
- Utility Room
- Downstairs WC





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor

Approx. 129.3 sq. metres (1391.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 174.6 sq. metres (1878.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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