

# David Doyle

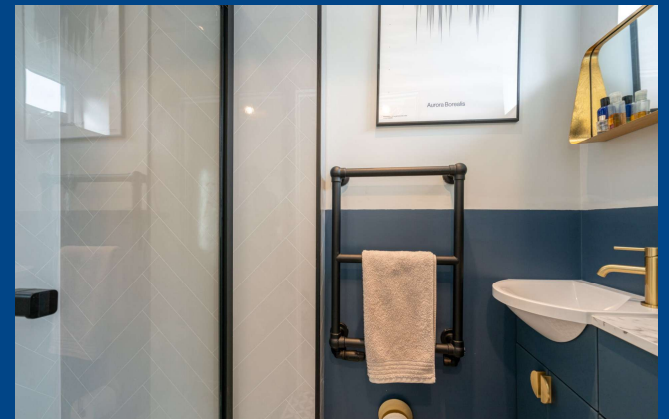
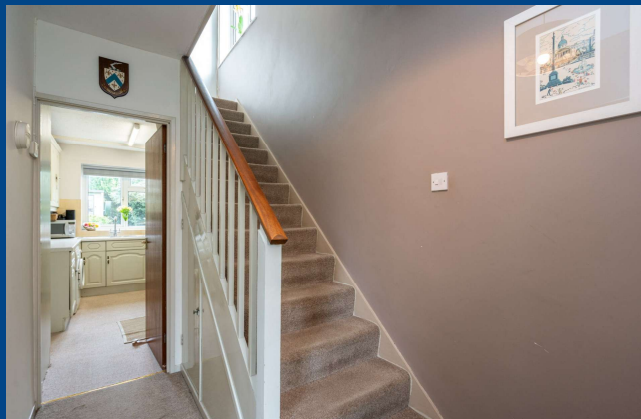
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Offers in Excess of £575,000



David Doyle are delighted to offer to the sales market this rarely available three bedroom semi detached family home with garage and driveway situated in this highly sought after Leverstock Green side road close to excellent amenities, highly regarded schooling and with excellent travel links close at hand. This well proportioned family home has been updated by the current owners and is offered in good order throughout yet offers scope for further updating and extension (subject to the necessary planning consents). The accommodation comprises a hallway with stairs to the first floor and doors to a recently refitted contemporary shower room, the spacious dual aspect lounge/dining room, arranged in two distinct areas with a log burning fire and patio doors opening to the rear garden and the fitted kitchen arranged with a range of wall and base units, integrated appliances, coordinating work surfaces and space and plumbing for white goods. Accessed from the kitchen is a very useful side area with doors to a shed, store and the generous garage. The first floor accommodation is surprisingly spacious and comprises a generous landing with loft access and doors to three bedrooms, two of them generous doubles and the refitted family bathroom arranged with a traditional suite including a roll top bath. Externally, the rear garden is a delightful feature of the property being generous in size and mostly laid to lawn with a patio seating area, mature

plants and shrubs, fenced boundaries and a fully insulated studio/office with light and power to the gardens end. To the front of the property is a further mature garden area, driveway and access to the garage via an up and over door. With benefits including gas central heating, double glazing and well presented decor throughout, an internal viewing comes highly recommended.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

Rarely Available

Three Bedroom Semi Detached

Driveway & Garage

Leverstock Green Situation

Close To Schools & Amenities

Well Presented Throughout

Scope To Update & Extend (STNPC)

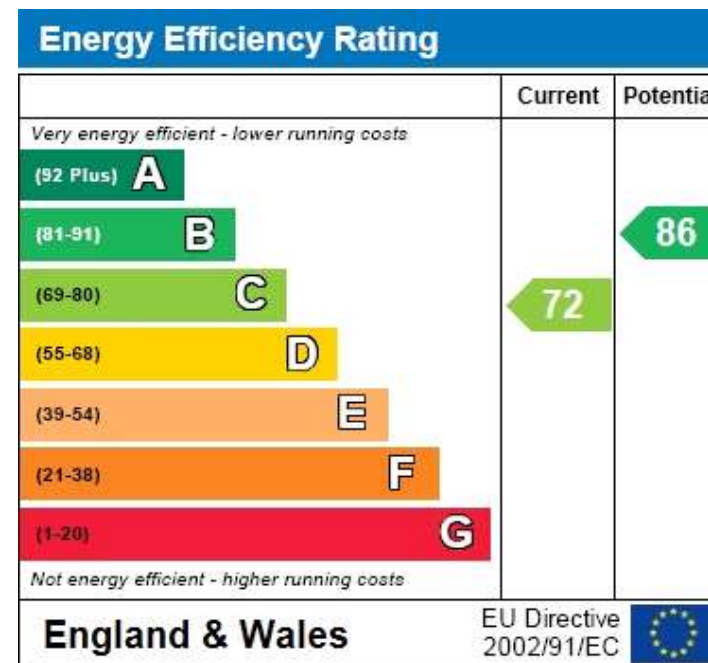
Rewired & Updated Boiler

Beautiful Rear Garden

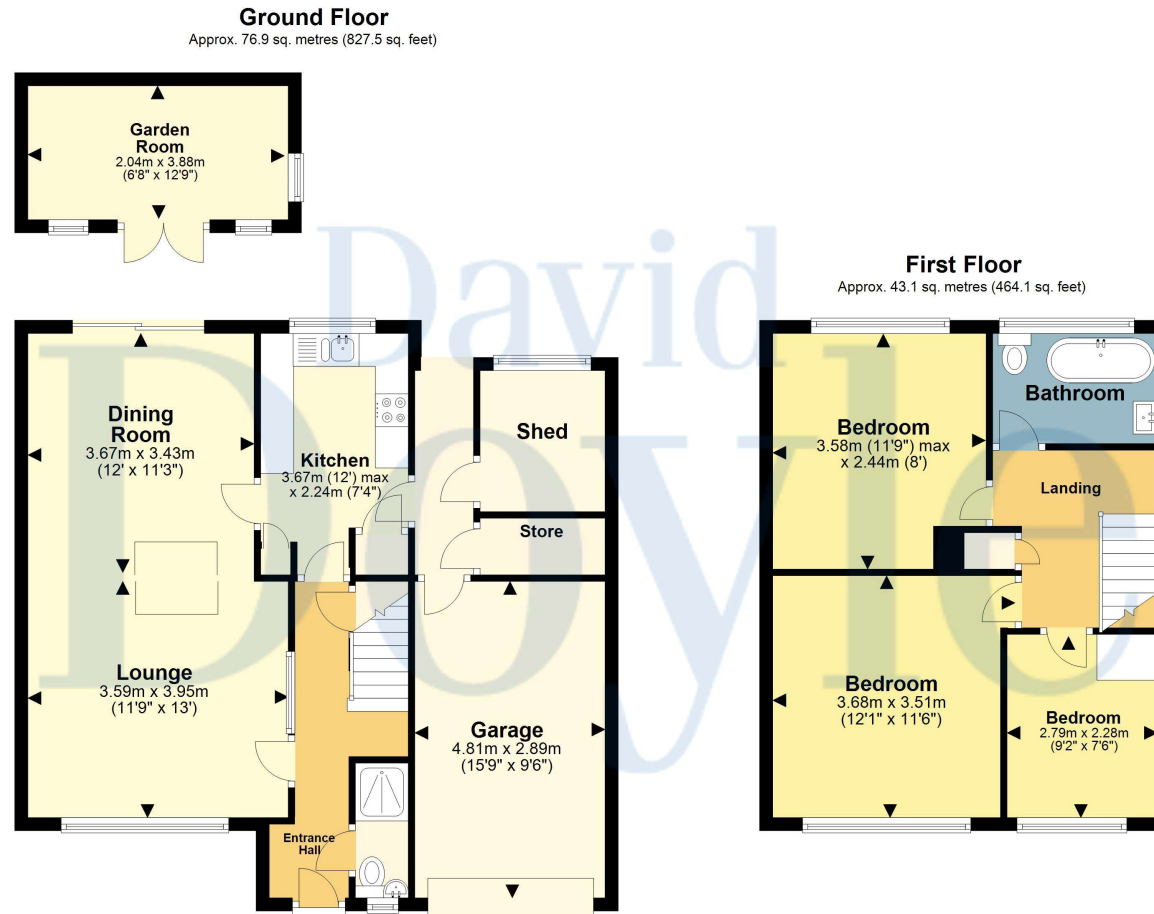
Viewing Advised

Council Tax Band E

Tenure - Freehold



Call **01442 248671** to arrange a viewing or register an interest



**Ground Floor**  
Approx. 76.9 sq. metres (827.5 sq. feet)

**First Floor**  
Approx. 43.1 sq. metres (464.1 sq. feet)

Total area: approx. 120.0 sq. metres (1291.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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