

**94 Tile Kiln Lane, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP3 8NW**

David
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Sales and Lettings

Price £700,000 Freehold



This beautifully presented and extended 3 bedroom detached family home is situated in this popular road in the sought after area of Leverstock Green. The property is conveniently located for local shops, schools, amenities, Leverstock Green `Village` Green and the picturesque and historic Cathedral City of St Albans is also close to hand.

The ground floor featuring a generous living room with a bay window that fills the room with natural light, an impressive kitchen breakfast room that opens on to the conservatory that the current owners use as a dining area and overlooks the rear garden, a generous utility room, a sitting room that the owners have previously used as a bedroom, as it benefits from having access to a useful shower room. The ground floor is completed by a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching shaker style units, colour co-ordinating work surfaces, a matching breakfast bar area, integrated stainless steel 5 burner gas hob, stainless steel double oven / grill, stainless steel microwave oven, fridge and dishwasher. The utility room was formally the kitchen so offer extremely good storage along with space and plumbing for an automatic washing machine and tumble dryer.

The first floor boasts a spacious landing that offers access to all the bedroom and the shower room. The spacious master bedroom benefits from a bay window that again fills the room with natural light, the second bedroom is also a good size and has a cupboard that house the gas boiler. The generous shower room is fitted with a range of storage cupboards, a large enclose shower cubical, a low level WC with a concealed cistern and a wash hand basin.

To the front of the property is a full width tumble block driveway that offers excellent off road parking facilities and secure gated side access to the rear garden. The rear garden is pleasantly

private a landscaped with patio seating areas, variegated herbaceous borders, fenced boundaries, garden shed and an area laid to lawn.

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.

Beautifully presented and extended 3 bedroom detached family home

Located in this sought after road in Leverstock Green

Close to local shops, schools and amenities

Generous living room

Impressive kitchen breakfast room. Conservatory

Sitting room / Bedroom 4

Generous utility room

Downstairs and first floor shower rooms

Driveway. Pleasantly private rear garden

A MUST VIEW

Council Tax Band F

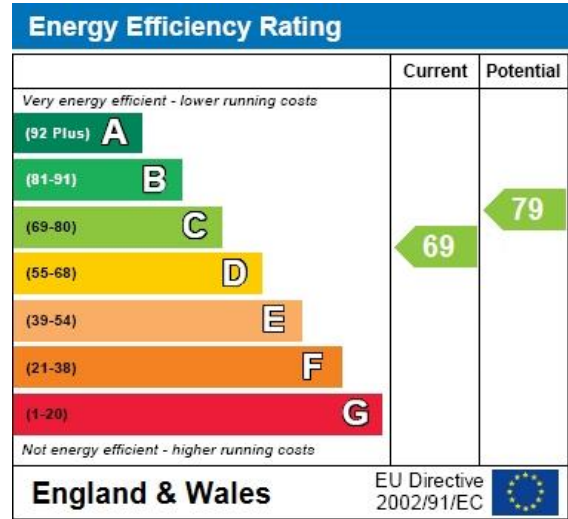
Tenure -Freehold



Total area: approx. 125.2 sq. metres (1347.2 sq. feet)

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

Scan here for more details





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