

**46 Tile Kiln Lane, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP3 8NH**

David
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Sales and Lettings

Price £860,000 Freehold



This extended 4 double bedroom detached period property in Leverstock Green blends classic charm with contemporary updates while being conveniently located for local shops, school and amenities. The ground floor features a living room with a feature fire place, a family room with an impressive vaulted ceiling and a dining room with a bay window and feature fireplace. The generous kitchen is a stand out feature, boasting exposed brick elegant quartz work surfaces and a range of wall and floor mounted units. The ground floor is completed by a welcoming entrance hall and a guest cloak room. The first floor offers 4 good sized bedrooms, a luxuriously refurbished family bathroom and a spiral stairs case that offers access to a useful triple aspect loft area. One of the bedrooms benefits from an ensuite shower room. Externally the property benefits from a tumble brick block driveway that offers excellent off road parking facilities and a garage with an electric garage door. The southerly facing rear garden is pleasantly private and landscaped with a spacious patio area, an area laid to lawn, gated side access and variegated herbaceous borders. Viewing is 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.

Extended 4 double bedroom detached home in Leverstock Green

Spacious and well arranged accommodation

Living room. Family room

Kitchen. Dining Room

Guest cloak room

Ensuite to one bedroom

Family Bathroom

Pleasantly private rear garden

Driveway

Garage

Council Tax Band F

Tenure -Freehold



Approximate total area⁽¹⁾

1983.53 ft²

184.28 m²

(1) Excluding balconies and terraces

Reduced headroom

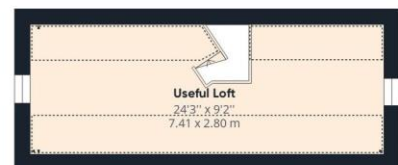
136.46 ft²

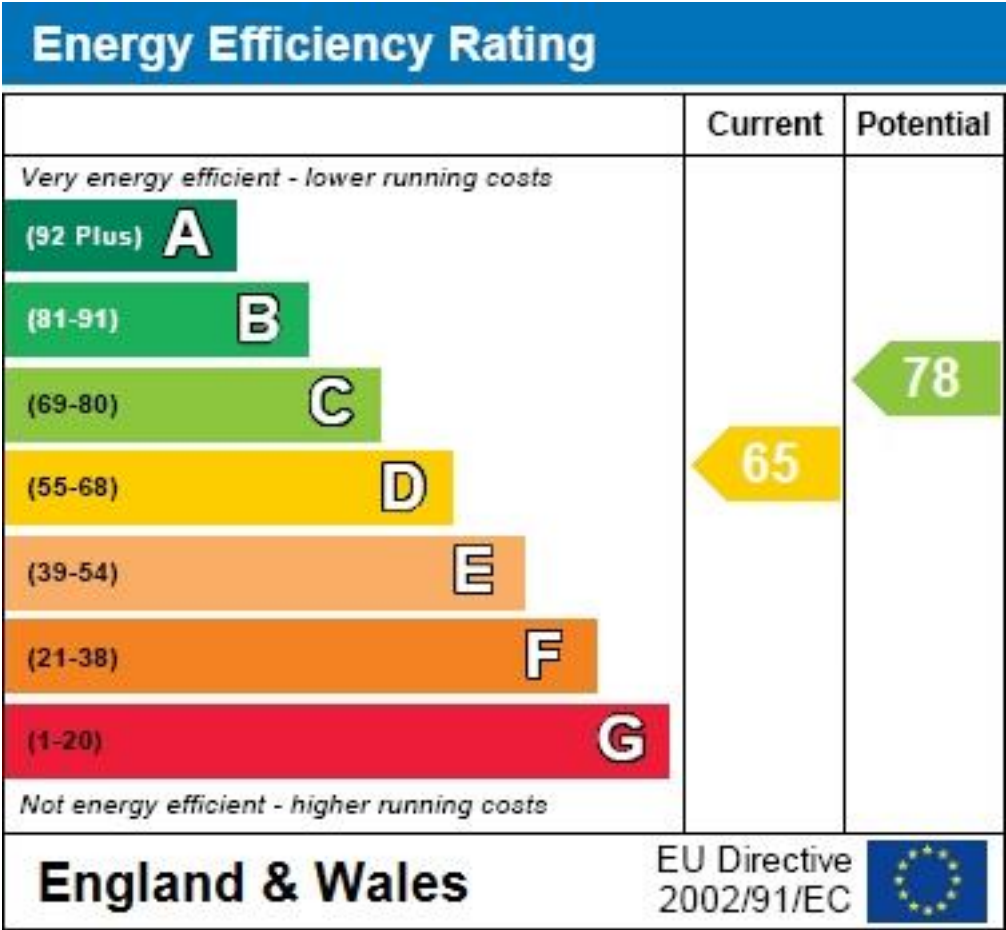
12.68 m²

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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