

2 Crofts Path
Leverstock Green
HP3 8HB

David
Doyle
Sales and Lettings

Guide Price £650,000 Freehold



A beautifully presented three double bedroom semi detached family home with a south facing rear garden, driveway and garage located in this sought after Leverstock Green cul de sac close to excellent amenities, highly regarded schooling and travel links. The property has been extensively updated by the current owners and offers excellent scope for further reconfiguration and extension subject to the necessary planning consents. The accommodation comprises an extended entrance hall with stairs to the first floor, a guest WC, the living room with an open fire and feature brick fireplace, patio doors to the rear garden and the fantastic refitted kitchen/breakfast room arranged with high gloss soft close wall and base units, integrated appliances and a distinct dining area. A personal door leads to a generous covered storage area and the garage. To the first floor is a generous landing with loft access, three excellent double bedrooms, the master of exceptional size and the luxury refitted family bathroom, arranged with a white suite, chrome fittings and fully tiled walls. Externally the property sits on a generous plot and is arranged with a decked seating area, a large lawn with mature tree and plant features, fenced boundaries and a shed to the gardens end. To the front of the property are two driveways and access to the garage. Offered in excellent decorative order throughout and with benefits including gas central heating and double glazing, an internal 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.

Three Double Bedroom Semi Detached

Garage And Driveways

Extensively Refurbished

South Facing Rear Garden

Integrated Kitchen/Breakfast Room

Close To Schools & Amenities

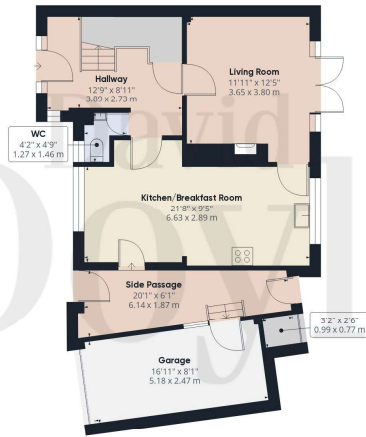
Popular Leverstock Green Situation

Extended Porch Area

Viewing Advised

Council Tax Band E

Tenure -Freehold



Approximate total area^m
1236.19 ft²
114.85 m²

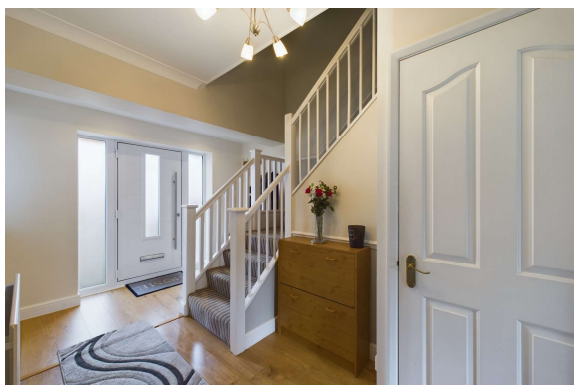
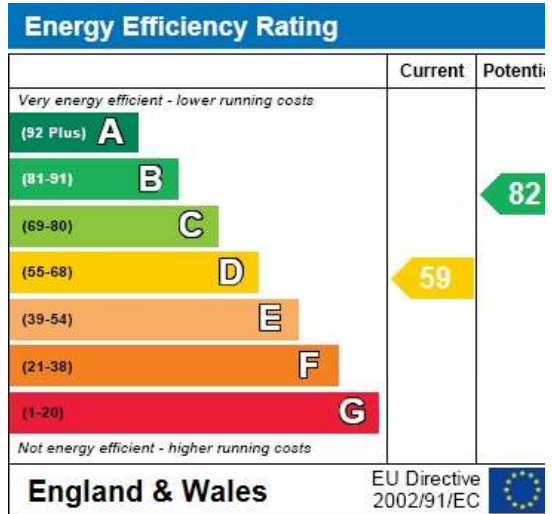


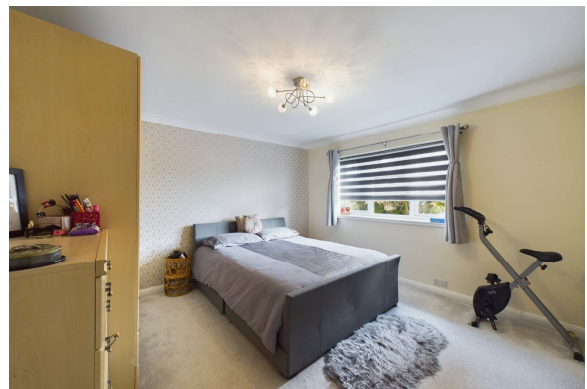
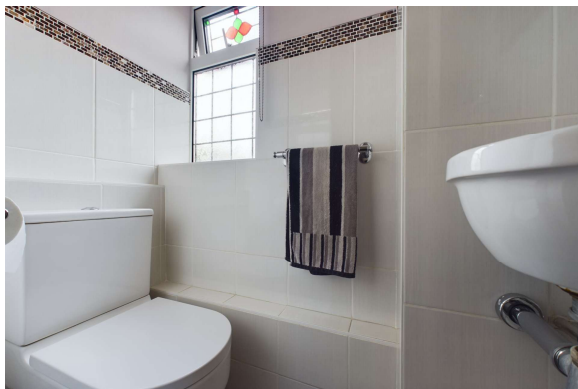
(1) Excluding balconies and terraces

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

GIRAFFE360

Scan here for more details





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

2 Crofts Path, Hemel Hempstead, Hertfordshire, HP3 8HB

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

| | |
|--|----------------------------|
| Approximate year built? | 1970 |
| Council Tax Band | E |
| This year council tax charge | 2500 |
| Tenure | Freehold |
| Is the property shared ownership | No |
| Are there any maintenance charges for the road | No |
| Construction type | Brick and Tile |
| Is your property supplied by mains electricity? | Yes |
| Is your property supplied by mains Gas? | Yes |
| Is your property supplied by mains drainage? | Yes |
| Is your heating gas to radiator heating? | Yes |
| How is your broadband supplied | Fibre |
| What parking facilities does your property have | Private/driveway Garage |
| Please state any costs per annum for parking | 0 |
| Are you aware of any asbestos containing material in the property? | No |

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property is a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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