

12 Crossfell Road, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP3 8RF

David
Doyle
Sales and Lettings

Price £540,000 Freehold



Located in this sought after road in the popular area of Leverstock Green is this 3 bedroom semi detached family home with a tandem garage. The property would benefit from modernisation and also offers scope to extended STNC. The ground floor is arranged with a good sized living room, dining room, kitchen, guest cloak room and a welcoming entrance hall with stairs leading to the first floor, The first floor features 3 bedroom and a family bathroom. To the front of the property is a garden that is mainly laid to lawn, a driveway that offers off road parking facilities and access to the garage. The rear garden is pleasantly private and arranged with a patio seating area, an area laid to lawn and variegated herbaceous borders. With no upper chain 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.

3 Bedroom semi detached family home located in this sought after road

Conveniently located for local shops, schools and amenities

The property would benefit from modernisation and also offers scope to extended STNC

Living room

Dining room

Kitchen

Downstairs cloak room

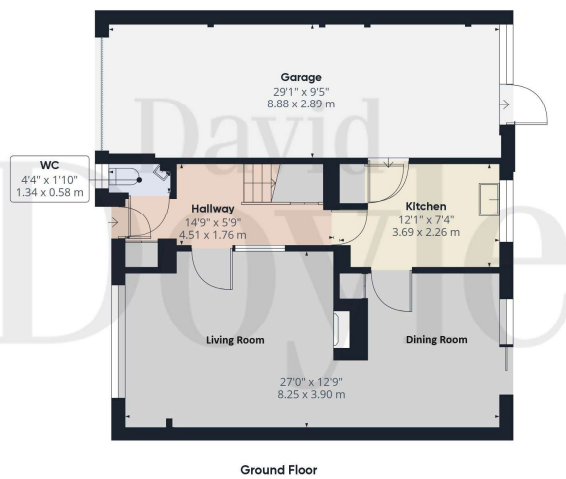
First floor family bathroom

Tandem garage. Driveway

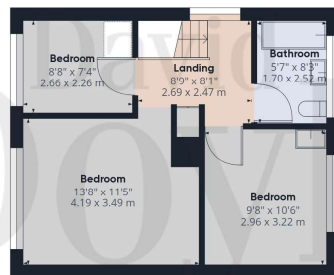
NO UPPER CHAIN

Council Tax Band E

Tenure -Freehold



Ground Floor



Floor 1



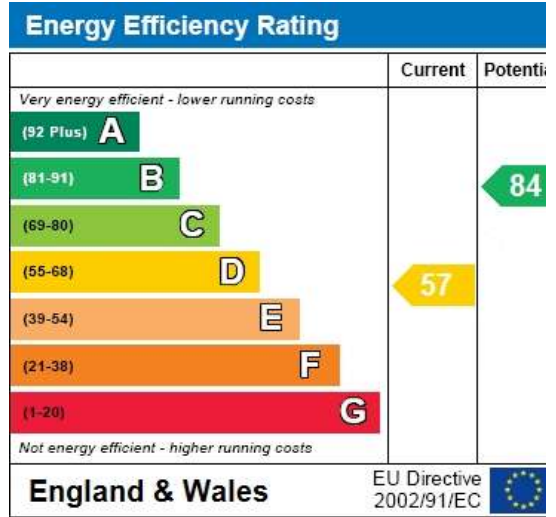
Approximate total area⁽¹⁾
1210.02 ft²
112.41 m²

(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

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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?	1962
Council Tax Band	E
This year council tax charge	2525.43
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Not known but think probably brick
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	Not known
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?	No
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	Yes
If yes please state what restrictions are in place.	this will be shown on title deeds but will be standard covenants for this age of property
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	there will be standard rights granted in original 1962 transfer of property
Is your property in 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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