

**2 Clinton End, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP2 4PD**

David
Doyle
Sales and Lettings

Offers Over £450,000 Freehold



Located in this sought after cul de sac in the popular area of Leverstock Green is this well presented and extended 3 bedroom family home. Conveniently located for sought after schooling, local shops, amenities and Leverstock Green `Village`. This property offers spacious and flexible accommodation, the ground floor comprises an impressive open plan lounge dining family room with a vaulted ceiling with Velux windows and a pair of double glazed French doors that offer access to the rear gardens patio seating area, a fitted kitchen, sitting room / bedroom 4, guest cloak room / utility room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of shaker style wall and floor mounted units, colour coordinated `Quartz` work surfaces with matching upstandings and a range of integrated appliances. The first floor features 3 bedroom and a refitted family bathroom. The bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a vanity unit with a wash hand basin and storage under, a low level WC and colour coordinated tiling. To the front of the property is a full width brick block driveway that offers excellent off road parking facilities. The rear garden is pleasantly private and landscaped with a `Indian Sandstone` patio seating area for outside entertaining, an area laid to lawn, a brick built shed, fenced boundaries and gated rear access. 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 3 bedroom family home with open plan living

Located in this sought after cul de sac in Leverstock Green

Lounge dining family room with vaulted ceiling, Velux window and French doors to the rear garden

Fitted kitchen

Sitting room / bedroom 4

Guest cloak room / Utility room

First floor refitted family bathroom

Driveway

Pleasantly private rear garden

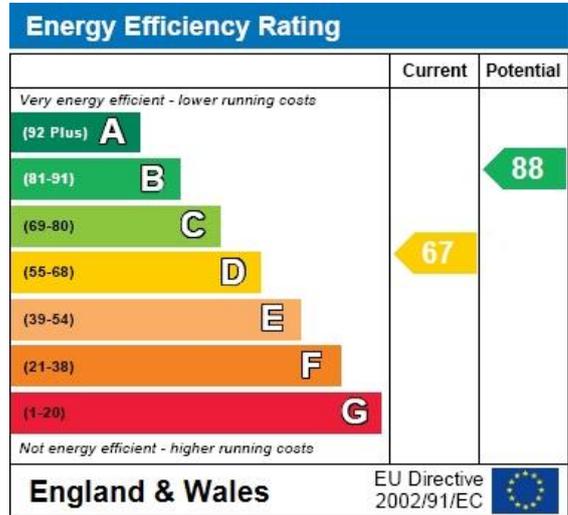
A MUST VIEW

Council Tax Band C

Tenure -Freehold



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? 1965

Council Tax Band C

This year council tax charge 1,925.37

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 Cable

What parking facilities does your property have Private/driveway

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 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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