

Bradden, Delmar Avenue,
Leverstock Green, Hemel
Hempstead, Hertfordshire,
HP2 4LY

David
Doyle
Sales and Lettings

Price £1,150,000 Freehold



David Doyles are delighted to bring to the market this extended and beautifully presented 4 double bedroom detached character home that is located in this highly sought after road in the popular area of Leverstock Green with pleasantly private gardens, carriage driveway, 3 reception rooms, recently refitted high specification kitchen with an impressive Island unit and ensuite to the master bedroom. This impressive property offers spacious and flexible accommodation that is conveniently located for Leverstock Green 'Village', local shops, amenities while St Albans is also close to hand.

The ground floor is arranged with a generous 18'2" x 14'0" dual aspect living room that is a light and spacious area with a feature fireplace, the dual aspect dining room measuring 17'11" x 12'0" again with a feature fireplace and a pair of French doors that offer access to the rear garden, making it an ideal area for entertaining guests. An outstanding feature of the property is the recently refitted kitchen that has been fitted to a high standard with a range of wall and floor mounted shaker style units, an Island unit with a breakfast bar area for informal dining, space for an American fridge freezer and a stainless steel range oven. The ground floor is completed by a further sitting room with a cast iron log burning stove, a useful utility room, home office / gym area, guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor features continue to impress with 4 double bedrooms and a family bathroom, the master bedroom benefits from being dual aspect and is fitted with an air conditioning unit for added comfort, a range of fitted wardrobes and an ensuite shower room with a large airing cupboard. The ensuite shower room is fitted in white and with chrome fittings and comprises a walk in shower with a rain fall shower and a shower attachment, glass shower doors, a vanity unit with a wash hand basin, low level WC with a concealed cistern, storage under and a chrome heated towel rail.

The property is in a delightfully private position with beech hedging to the properties front curtilage, a carriage driveway and the front garden is mainly laid to lawn with herbaceous borders and gated side access to the rear garden. The driveway offers excellent off road parking facilities and access to the integral garage that also has a personal door to the main house. The rear garden is another outstanding feature with patio seating areas for outside entertaining, an area laid to lawn, variegated herbaceous borders and a useful garden shed. The rear garden is an outstanding feature with patio seating areas for outside entertaining, an area laid to lawn, variegated herbaceous borders and a useful garden shed. 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 with pleasantly private gardens

Conveniently located for Leverstock Green 'Village' and local amenities

Dual aspect living room with a feature fireplace. Dual aspect dining room with French doors

Sitting room with a cast iron log burning stove. Office. Utility room

Kitchen refitted to a high standard with an Island unit

Master bedroom with an ensuite shower room

First floor family bathroom. Downstairs cloak room

Landscaped rear garden

Carriage driveway. Garage

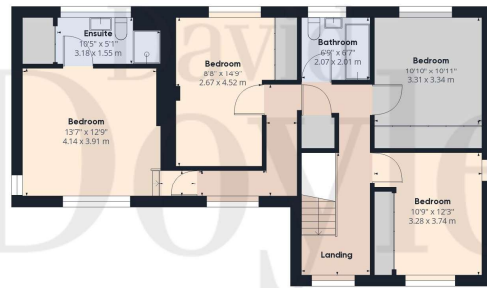
A MUST VIEW

Council Tax Band G

Tenure -Freehold



Approximate total area
2405.78 ft²
223.5 m²

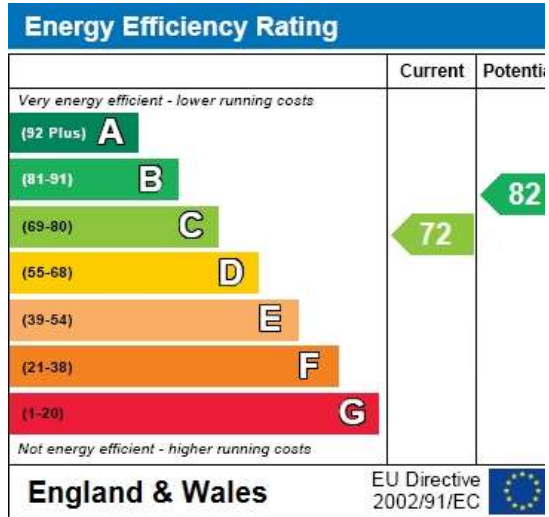


(1) Excluding balconies and terraces

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

Bradden, Delmar Avenue, Leverstock Green, Hemel Hempstead, Hertfordshire, HP2 4LY

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?	1952
Council Tax Band	G
This year council tax charge	£3610
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	None
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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