

**4 Tile Kiln Close
Leverstock Green
HP3 8NU**

David
Doyle
Sales and Lettings

Guide Price £875,000 Freehold



An exceptional four bedroom detached chalet bungalow with a large driveway and exceptional gardens situated in this much sought after Leverstock Green location close to excellent amenities, The property has been extensively updated and very well maintained by the current owners and comprises a spacious entrance hall with doors to three bedrooms, a family bathroom, a generous kitchen with granite work surfaces, a utility room and separate dining and living rooms with large picture windows both enjoying views of the beautiful rear garden. Stairs from the hallway lead to the wonderful master suite comprising a bedroom with dressing area, en suite shower room and eaves storage. The property is situated on a very generous plot and the rear garden is particularly impressive being mostly laid to lawn with mature trees, plants and shrubs, seating areas, a shed to the gardens end and hedged and fenced boundaries. To the front of the property is a driveway offering extensive parking facilities and access to the garage (now used as a store) via an up and over door. An internal viewing is highly recommended to appreciate all this rarely available property has to offer.

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. Four Bedroom Detached Chalet Bungalow

Sought After Leverstock Green Cul De Sac

Large Plot With Extensive Gardens

Updated By The Current Owners

Generous Driveway

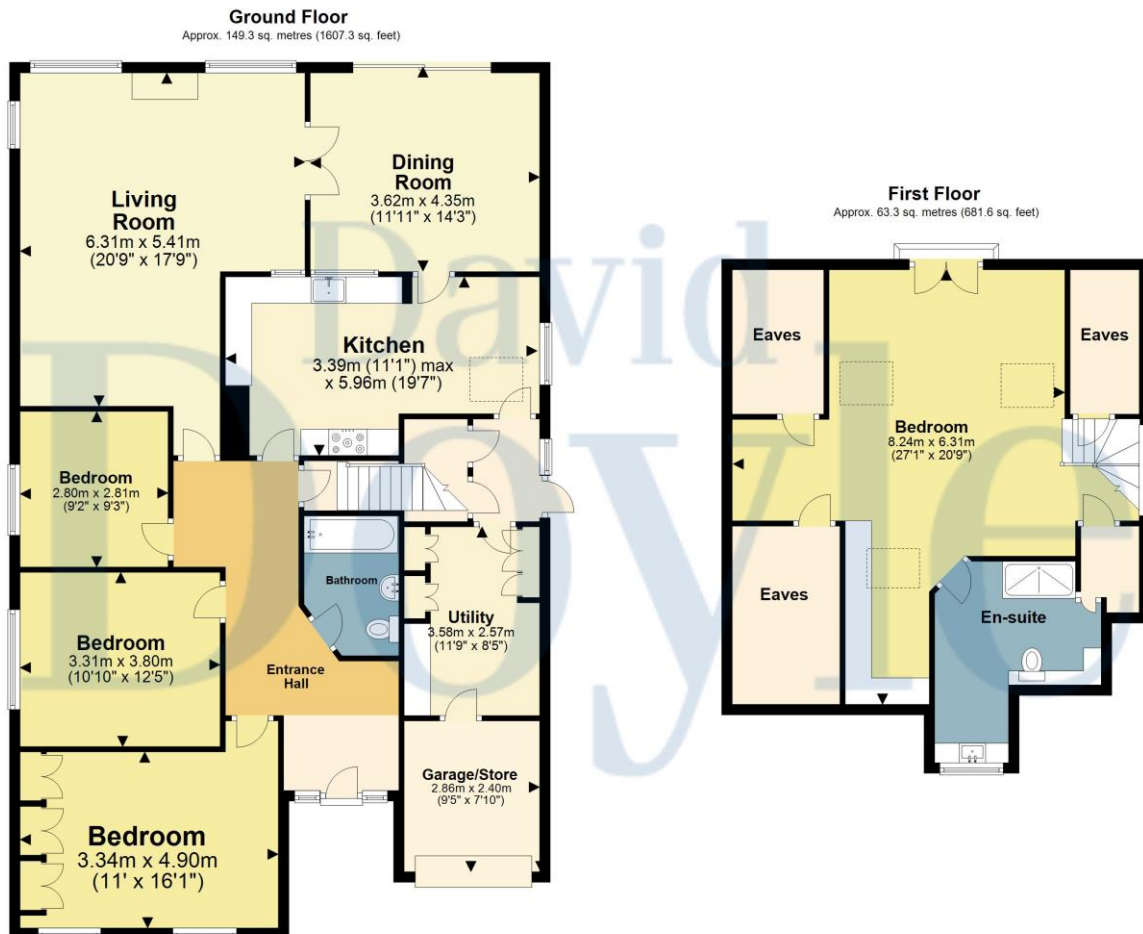
Internal Accommodation Over 2280 Sq Ft

Master Bedroom With En Suite & Dressing Area

Close To Schools & Amenities

Viewing Advised

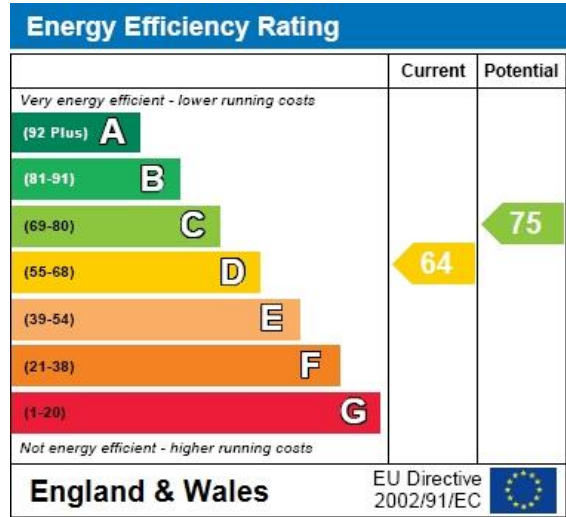
Freehold



Total area: approx. 212.6 sq. metres (2288.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Scan here for more details





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

4 Tile Kiln Close, Hertfordshire, Hemel Hempstead, Hertfordshire, HP3 8NU

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?	1960's
Council Tax Band	f
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	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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