

58 Tile Kiln Lane
Leverstock Green
HP3 8NH

David
Doyle
Sales and Lettings

Price £925,000 Freehold



A rarely available detached three bedroom bungalow with a large driveway, garage situated on a plot of a third of an acre in this much sought after Leverstock Green location close to excellent amenities, highly regarded schooling and travel links, The property has been well maintained by the current owner and offers excellent scope to update and extend. The accommodation is pleasantly bright and spacious to comprises a porch opening to a generous entrance hall with access via a pull down ladder to the large loft space and doors to a spacious living room, three double bedrooms, the family bathroom, fitted kitchen and lovely sitting room overlooking the beautiful rear garden.

Steps from the sitting room lead to an inner lobby with a door to the garage and a covered walkway with doors to three brick built sheds, one with a useful workshop area. To the rear of the property is also a useful sun room/potting shed. Externally, the property is situated on a very generous plot of around a 1/4 of an acre and the rear garden is particularly impressive being mostly laid to lawn with mature trees, plants and shrubs, patio seating areas, an 8x8 greenhouse, separate summer house, a vegetable plot, two pre formed ponds and an attractive rockery with 'Westmoreland' stones, hedged and fenced boundaries and gated side access. To the front of the property is a large driveway offering extensive parking facilities, access to the garage via an up and over door and a further mature garden with walled boundaries. With incredible potential and the benefit of NO UPPER CHAIN, we highly recommend an internal viewing 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.

Rarely Available Detached Bungalow

Three Double Bedrooms

Large Driveway & Garage

Leverstock Green Situation

Close To Schools & Amenities

Scope To Extend & Update

Huge Loft Space With High Pitch

Situated On A 1/3 Acre Plot With 'Westmoreland' Stoned Rockery & Two Ponds

NO UPPER CHAIN

Viewing Advised

Council Tax Band F

Freehold



Approximate total area⁽¹⁾
2216.61 ft²
205.93 m²

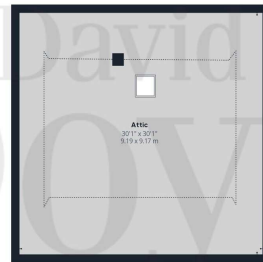
Reduced headroom
1291.45 ft²
119.98 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

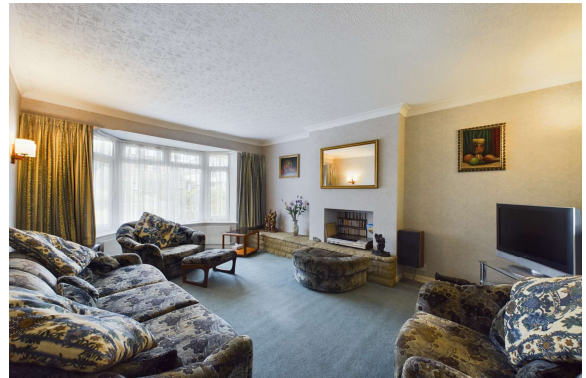
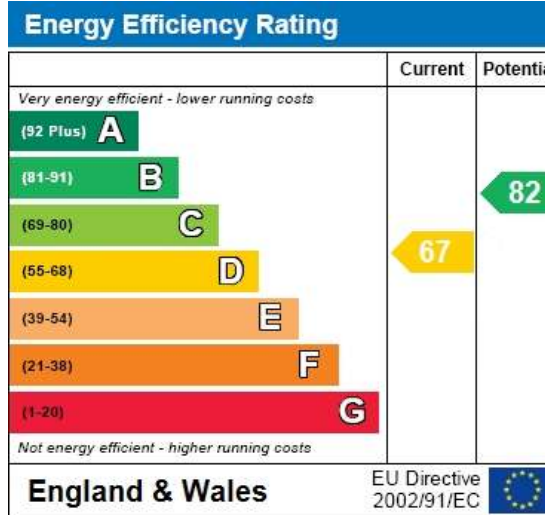
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

Scan here for more details





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

58 Tile Kiln Lane, Hemel Hempstead, Hertfordshire, HP3 8NH

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? 1955

Council Tax Band F

This year council tax charge £3128

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? None connected

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

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.