

83a Leverstock Green Road
Leverstock Green
HP3

David
Doyle
Sales and Lettings

Guide Price £625,000 Freehold



A unique four double bedroom detached property with a garage and parking to the rear situated in this sought after Leverstock Green side road close to the village centre, highly regarded schooling and travel links. This bespoke property is being offered to the sales market in good condition throughout and the internal accommodation comprises an entrance porch with doors to the guest WC and the exceptional dual aspect open plan living area arranged with distinct living, dining and family areas opening to the generous fitted kitchen arranged in a contemporary style with a vast range of wall and base units, integrated and free standing appliances, coordinating work surfaces and leading to a utility room with matching units, work surfaces and space for further appliances. A door from the utility area leads to a very useful covered storage area. To the first floor is a spacious landing with loft access and doors to the family bathroom and four double bedrooms, the master with fitted wardrobes and an en suite shower room. Externally, the rear garden is an exceptional feature of the property being accessed via bi fold doors from the living area, landscaped and perfect for entertaining, comprising patio seating areas, artificial lawn, a covered hot tub area, mature plants and shrubs, a shed to the side of the property, fenced boundaries and steps down to the garage which can also be accessed via gated rear access and also with the benefit of a driveway. To the front of the property is an attractive green area and pathway to the front door. With the added benefits of underfloor heating to the ground floor and double glazing, an appointment to view is a must to appreciate this fantastic family home.

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 Double Bedroom Detached Family Home

Garage & Driveway

Sought After Leverstock Green Position

Close To Village Centre, Schools & Amenities

Easy Access To Travel Links

Open Plan Living Space With Under Floor Heating

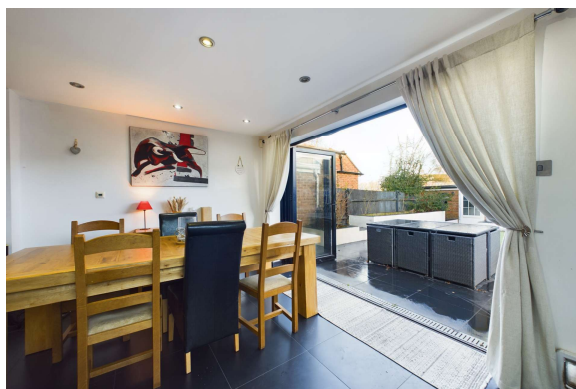
En Suite To Master Bedroom

Landscaped Rear Garden

Early Viewing Recommended

Council Tax Band F

Freehold



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

83a Leverstock Green Road, Hemel Hempstead, Hertfordshire, HP3 8PR

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? 2000

Council Tax Band F

This year council tax charge 3132

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

Do you have a telephone connection? Landline

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?	Yes
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Is the property an apartment?	No
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Is the property in a conservation area?	No
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Is the property listed?	No
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Are there any restrictive covenants?	No
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Are there any rights of way or easements?	No
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Is your property in a flood risk area?	No
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Has your property or nearby land flooded in the last 5 years?	No
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Are you aware of any planning permissions or applications in the immediate area?	No
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Does your property have any accessibility features installed?	No
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Has your property been subject to any structural movement?	No
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Is your property in the vicinity of any current or historic mining?	No
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