

**8 Westwick Close, Pancake  
Lane, Leverstock Green, Hemel  
Hempstead, Hertfordshire,  
HP2 4NH**

David  
**Doyle**  
Sales and Lettings

**Price £750,000** Freehold



A rare opportunity to purchase this three bedroom semi detached character property with a generous garden and driveway for one car directly to the front and a separate one bedroom dwelling with parking for two cars. The main house is over 1110 square feet and the annexe 600 square feet. This arrangement would be ideal for a family looking for multi generational living whilst retaining independence and also has investment potential. Situated in the much sought after residential location of Leverstock Green whilst also enjoying semi rural surroundings and with easy access to the M1, Hemel Hempstead and St Albans, this exceptional property is a must see.

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.

Three Bedroom Semi Detached Character Property With Driveway To Front

Exceptional Order Throughout

Generous Plot & Attractive Gardens

Separate One Bedroom Dwelling With Own Access & Parking

Sought After Leverstock Green Location

Semi Rural Surroundings

Close To St Albans, Hemel Hempstead & Travel Links

Perfect For Multi Generational Living

Viewing A Must

Council Tax Band E

Freehold

Scan here for more details





CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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?	UNSURE BUT POSSIBLY BETWEEN 1930 AND 1949
Council Tax Band	E ANNEX A
This year council tax charge	£199.00 PM
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 to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	N/A
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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