

20 The Crofts, Leverstock  
Green, Hemel Hempstead,  
Hertfordshire, HP3 8HL

David  
**Doyle**  
Sales and Lettings

Offers Over £850,000 Freehold



Located in this highly sought after cul de sac in Leverstock Green is the 4 double bedroom detached family home, the property offers flexible and extended accommodation that also benefits from a wooded copse to the side. The property is conveniently located to Leverstock Green `Village` green, local shops, schools, amenities and the Cathedral City of St Albans close to hand.

The ground floor features an impressive open kitchen dining garden room that enjoys views over the rear garden and benefits from impressive vaulted ceiling, Velux windows and a pair of French doors that offer access out the rear gardens patio seating area. You also have a good sized dual aspect living room also with french doors to the rear garden, a sitting room and a generous dual aspect family room. The ground floor is completed by a useful utility room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching shaker style wall and floor mounted units, comprising both cupboards and drawers, colour coordinated work surfaces and a range of integrated appliances.

The first floor continues to impress with 4 double bedrooms and a family bathroom. The master bedroom features a range of fitted wardrobes, a dressing room and an ensuite shower room.

To the front of the property is a brick block driveway that offers excellent off road parking facilities and gated side access to the rear garden.

The rear garden is pleasantly private and landscaped with various patio seating areas for outside entertaining, an area laid to lawn and variegated herbaceous borders.

To the side of the property is a wooded copse called `The Dell`, this offers a tranquil wooded area that attracts wild life and offers privacy, `The Dell` has paths and steps that lead around and down to the middle of the wooded copse.

Viewing is highly recommended to fully 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.

Extended and spacious 4 double bedroom detached family home

Situated in this highly sought after cul de sac

Conveniently located from Leverstock Greens `Village` centre, local shops, schools and amenities

This property comes with the small wooded copse to the side

Impressive open plan living. Kitchen, dining, garden room

Living room, Sitting room. Family room. Utility room. Guest cloak room

First floor family bathroom

Master bedroom with a dressing room and an ensuite shower room

Driveway and a pleasantly private rear garden.

Viewing is a MUST

Council Tax Band F

Tenure -Freehold



**Approximate total area<sup>(1)</sup>**  
1700.72 ft<sup>2</sup>  
158 m<sup>2</sup>

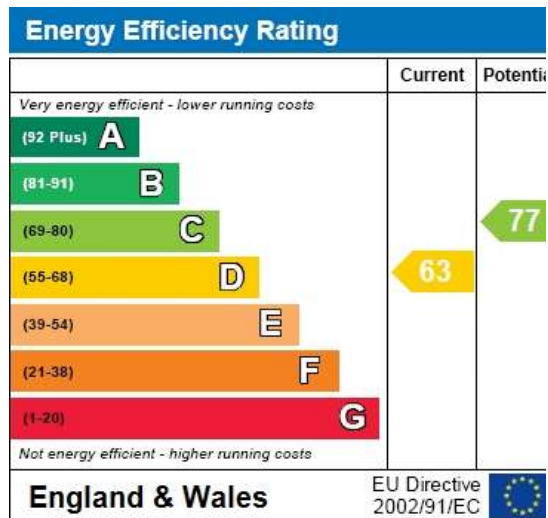
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 20 The Crofts, Leverstock Green, Hemel Hempstead, Hertfordshire, HP3 8HL

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?	est 1965
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	Cable
Do you have a telephone connection?	Landline
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? Yes

If yes please give details about what has occurred. Prior to our purchase

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.