

**52 Greenacres, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP2 4NA**

**David
Doyle**
Sales and Lettings

OIEO £900,000 Freehold



- ****BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED FAMILY HOME****
- ****HIGHLY DESIRABLE ROAD WITHIN LEVERSTOCK GREEN****
- ****CONVENIENTLY LOCATED FOR LOCAL SHOPS, SCHOOLS, AND AMENITIES****
- ****SPACIOUS, FLEXIBLE, AND STYLISH ACCOMMODATION****
- ****GENEROUS LIVING ROOM WITH A LOG BURNER & BESPOKE TILED HEARTH****
- ****KITCHEN/DINING/FAMILY ROOM OPENING ONTO REAR GARDEN****
- ****SEPARATE UTILITY ROOM****
- ****REFITTED KITCHEN WITH INTEGRATED APPLIANCES AND QUARTZ WORK SURFACES****
- ****GROUND FLOOR SHOWER ROOM****
- ****FIRST FLOOR WITH 4 BEDROOMS, 3 OF WHICH ARE GENEROUS DOUBLES****
- ****DOUBLE GLAZING, GAS HEATING TO RADIATORS****
- ****LARGE BRICK BLOCK DRIVEWAY AND LARGE GARAGES/WORKSHOP****

- ****OUTSTANDING SOUTH WESTERLY FACING LANDSCAPED REAR GARDEN****
- ****GREAT POTENTIAL TO FURTHER EXTEND SHOULD YOU FEEL IT NECESSARY - SUBJECT TO NECESSARY PLANNING CONSENTS (STNC)****
- ****VIEWING HIGHLY RECOMMENDED****

****ADDITIONAL INFORMATION:****

- Leverstock Green `village` amenities include Village Green, Cricket Club, Village Hall, shops, pubs, and Holy Trinity Church.
- Short drive/bus journey to the fashionable City of St Albans with its range of shops, restaurants, amenities, and excellent rail services to St Pancras (approx. 20 minutes).
- Close proximity to M1/M25 access points.

Four Bedroom Detached Family Home

Two Garages & Extensive Driveway

Sought After Leverstock Green Side Road

Close To Schools, Amenities & Travel Links

Extensively Updated By Current Owners

Fantastic Refitted Kitchen With Living & Family Areas

Bi Fold Doors To Generous Rear Garden

Ground Floor Refitted Shower Room & First Floor Bathroom

Scope To Further Extend (STNPC)

Council Tax Band G

Freehold



Ground Floor



Floor 1

Approximate total area⁽⁷⁾

2052.61 ft²
190.69 m²

Reduced headroom

3.33 ft²
0.31 m²

(1) Excluding balconies and terraces


☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

52 Greenacres, Leverstock Green, Hemel Hempstead, Hertfordshire, HP2 4NA

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	Will check
This year council tax charge	£379.00
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	None
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.