

10 Windermere Close,
Leverstock Green, Hemel
Hempstead, Hertfordshire,
HP3 8ON

David
Doyle
Sales and Lettings

Guide Price £995,000 Freehold



This extended and superbly presented 5 bedroom 3 bathroom detached family home is situated in this highly sought after cul de sac that is conveniently located for Leverstock Green `Village`, sought after schooling, local shops and amenities.

The ground floor offers spacious and versatile accommodation and comprises a generous living room, a spacious sitting room with bi fold doors that offer access to the rear garden and an impressive open plan kitchen dining family room. The ground floor is completed with a spacious and welcoming entrance hall with cloaks hanging cupboards, a guest cloak room and stairs leading to the first floor. The kitchen dining family room is an outstanding feature with bi folds doors that offer access out to the rear gardens patio seating area and 3 Velux windows fitted with electric blinds. The kitchen has been fitted to a high standard with a range of matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces, a matching Island unit with a breakfast bar area for informal dining and a range of integrated appliances.

The first floor continues to impress with 5 bedrooms and a family bathroom. The master bedroom and bedroom 2 both benefit from ensuite shower rooms, while the master bedroom and bedroom 3 also feature fitted wardrobes. All bathrooms and ensuite shower rooms have been luxuriously fitted.

To the front of the property is a tumble brick block driveway that offers excellent off parking facilities and access to the garage. The garage has power, lighting and a personal door to the main house.

The rear garden is pleasantly private and has been landscaped with a patio seating area, herbaceous borders and an area laid to lawn.

Viewing is highly recommended to fully appreciate this property.

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 superbly presented 5 bedroom 3 bathroom detached family home

Situated in this highly sought after cul de sac and convenient for Leverstock Green 'Village'

Impressive open plan kitchen dining family room with bi fold doors to the rear garden

Separate sitting room again with bi fold doors to the rear garden

Generous living room

Guest cloak room and a luxuriously fitted first floor family bathroom

Ensuite shower rooms to both the master bedroom and bedroom 2

Driveway and garage

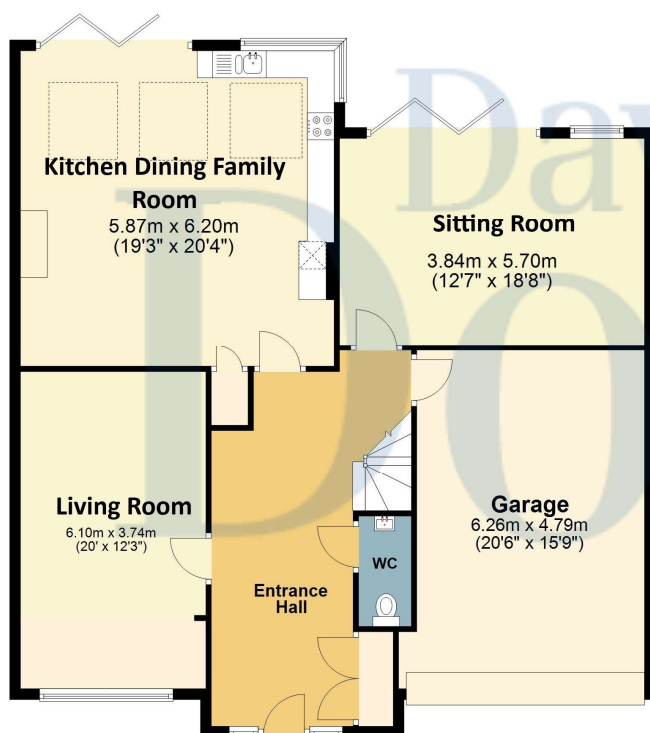
Pleasantly private rear garden

Viewing is a MUST

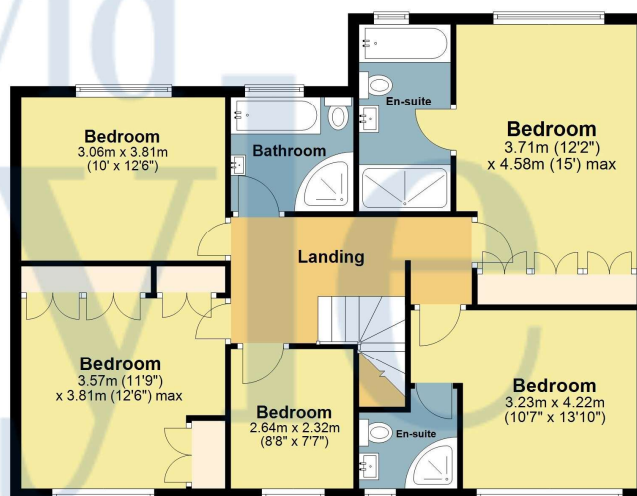
Council Tax Band F

Tenure -Freehold

Ground Floor
Approx. 138.3 sq. metres (1489.2 sq. feet)



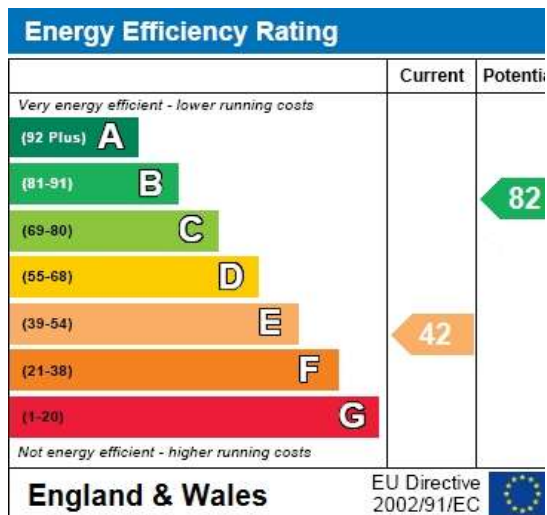
First Floor
Approx. 94.5 sq. metres (1017.5 sq. feet)



Total area: approx. 232.9 sq. metres (2506.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

10 Windermere Close, Leverstock Green, Hemel Hempstead, Hertfordshire, HP3 8QN

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	F
This year council tax charge	tba
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?	None
What parking facilities does your property have	Private/driveway Garage
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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