

16 Farm End  
Leverstock Green  
HP2 4ZA

David  
**Doyle**  
Sales and Lettings

Guide Price £780,000 Freehold



An exceptional detached property located on the prestigious `Oakwood Gate` development close to Leverstock Green Village, open countryside and travel links. Constructed in 2018 to a high specification and having been extended by the current owners, this beautiful property occupies an enviable tucked away position on the development and offers spacious and well planned accommodation comprising a bright and welcoming entrance hall with doors to a generous dual aspect living room, guest WC and the fantastic kitchen/family room arranged with wall and base units, coordinating quartz work surfaces, integrated appliances, a distinct dining area with banquette seating, large family living area with contemporary bi fold doors opening to the rear garden. Accessed from the kitchen, there is also a very useful utility room with a personal door opening to a patio area and generous shed. To the first floor are three well proportioned bedrooms, the master with fitted wardrobes and an ensuite shower room. Finishing the accommodation is the family bathroom fitted in a contemporary white suite. Externally, the rear garden is a particular feature of the property being generous in size, landscaped and arranged with patio seating areas and an artificial lawn with fenced boundaries and enjoying a unique and breathtaking view over open fields. To the front of the property is a covered car port driveway. With high quality fixtures and fittings including `Herringbone` luxury vinyl flooring with under floor heating to the ground floor and bespoke shutters to the windows, an appointment to view this exceptional home is highly recommended.

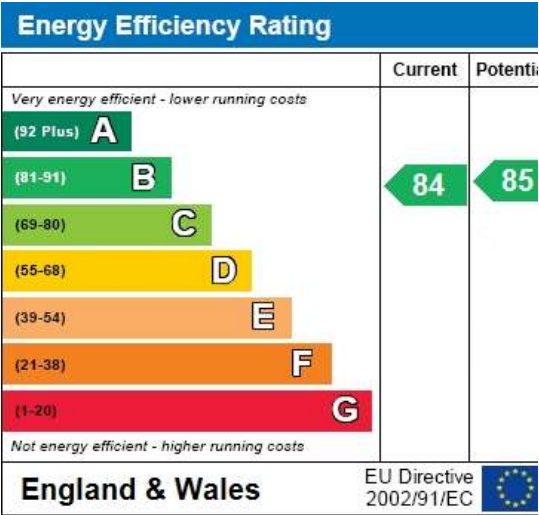
Farm End forms part of the attractive Oakwood Gate development, situated in the village of Leverstock Green and nestled in the Hertfordshire countryside. Local amenities are plentiful, with a primary school, two pubs and a Post Office all within walking distance, and both Hemel Hempstead and St Albans are easily reached, making it ideally positioned for a range of schooling options and for access into London.

Council Tax Band E

Freehold

		
<p>Ground Floor</p>		<p>Approximate total area<sup>m</sup></p> <p>1233.77 ft<sup>2</sup></p> <p>114.62 m<sup>2</sup></p>
		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>
<p>Floor 1</p>		

Scan here for more details





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

## 16 Farm End, Hemel Hempstead, Hertfordshire, HP2 4ZA

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?	December 2018
Council Tax Band	E
This year council tax charge	£2647.38
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	Varies but typically £450 per annum
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 Car port
Please state any costs per annum for parking	N/a



Are you aware of any asbestos containing material in the property?	No
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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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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.