

**21 Kendale, Leverstock Green,
Hemel Hempstead,
Hertfordshire, HP3 8NN**

David
Doyle
Sales and Lettings

Offers Over £750,000 Freehold



This beautifully presented 4 double bedroom detached family home is situated in this sought after cul de sac in Leverstock Green. The property benefits from an ensuite shower room to the master bedroom and is conveniently located for Leverstock Green `Village`, sought after schooling, amenities and motorway networks with the Cathedral City of St Albans close to hand.

The ground floor is arranged with a generous living room and a separate dining room both benefiting from views over the rear garden, a kitchen breakfast room, utility, downstairs cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and a tiled splash back.

The first floor features 4 double bedrooms and a family bathroom, the master bedroom benefits from an ensuite shower room and a range of fitted wardrobes. The 4 piece family bathroom is fitted in white with chrome fittings and comprises a shower cubical, panelled bath, a vanity unit with a wash hand basin and storage under, a low level WC and colour coordinated tiled walls.

To the front of the property is a garden along with a brick block driveway that offers excellent off road parking facilities and access to the double garage via an electric garage door.

The rear garden is pleasantly private and landscaped with a patio seating area, variegated herbaceous borders an area laid to lawn and gated side access.

Viewing is highly recommended to fully appreciate this property.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, public library, 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.

Beautifully presented 4 double bedroom detached family home

Located in this sought after cul de sac in Leverstock Green

Living room

Dining room

Kitchen breakfast room

Utility. Downstairs cloak room

Ensuite to the master bedroom

First floor family bathroom

Pleasantly private rear garden

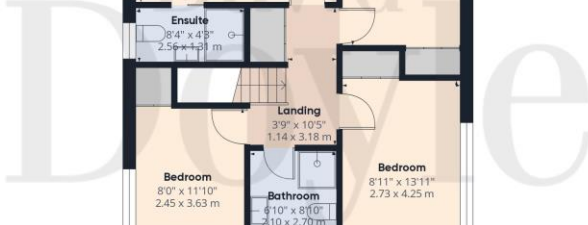
Driveway and double garage

Council Tax Band F

Tenure -Freehold



Floor 1



Floor 1





CALL 01442 248671 OR EMAIL 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?	1971
Council Tax Band	F
This year council tax charge	£3280
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	nil

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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