

4 Gravely Court, Leverstock  
Green, Hemel Hempstead,  
Hertfordshire, HP2 4PR

David  
**Doyle**  
Sales and Lettings

Price £475,000 Freehold



Situated in this sought after cul de sac in the popular area of Leverstock Green is this extended 3 bedroom family home with a garage and parking while being conveniently located for local shops, sought after schooling, local amenities and Leverstock Green `Village`. This property has been refurbished throughout by the current owners and viewing is highly recommended.

The ground floor is arranged with an impressive open plan kitchen dining room with bi fold doors that open on to the rear garden, a separate living room, a useful guest 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 matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces and matching upstandings.

The first floor continues to impress with 3 bedroom and a luxuriously fitted family bathroom. The bathroom is fitted in white with chrome fittings and comprises a contemporary free standing bath, a wall hung vanity unit with a wash hand basin over and storage drawers under, a low level WC, an impressive walk in shower with a glass fitted shower screen and under floor heating.

Both front and rear gardens are arranged with low maintenance in mind, the rear garden is pleasantly private and landscaped with both patio a decked seating areas, an area laid with artificial lawn, fenced boundaries, brick built storage shed and gated rear access.

To the rear of the property is a garage and a driveway that offers off road parking facilities.

This property is beautifully presented throughout and early viewing is highly recommended.

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.

Well presented and extended 3 bedroom family home with a garage and parking

Located in this sought after area of Leverstock Green

Convenient for local schools, shops and amenities

Open plan kitchen dining room with bi fold doors

Living room

Downstairs cloak room

Luxuriously fitted first floor family bathroom

Pleasantly private rear garden

Viewing is a MUST

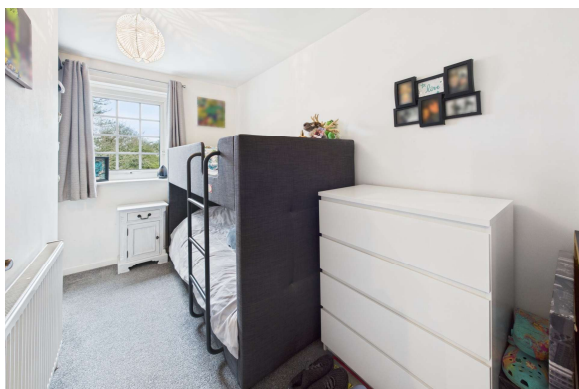
Call NOW to arrange a viewing

Council Tax Band C

Tenure -Freehold







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto: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?	1960
Council Tax Band	C
This year council tax charge	2018.69
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	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage parking outside front of house
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? No

Is your property in the vicinity of any current or historic mining? No

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