



22 Brickfield Avenue, Hemel Hempstead, HP3 8NP

Guide price £650,000

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Guide Price £650,000 - £675,000. Positioned on a generous plot with beautifully mature gardens, detached garage, driveway, and enjoying an attractive outlook across established greenery, this extended three-bedroom semi-detached family home presents a truly rare opportunity. Having remained within the same family since the day it was built, this is the very first time the property has ever been offered to the open market.

The accommodation is both spacious and versatile, combining character, practicality, and a wonderful sense of history. Upon entering, you are welcomed by a superb double reception room featuring a beautiful bay window overlooking the green to the front, alongside characterful features and double doors opening directly onto the mature, well-screened rear garden. The ground floor further benefits from a separate reception room, offering excellent flexibility as a family room, games room, formal dining room, or home office. A modern fitted kitchen sits at the heart of the home and flows naturally into an additional breakfast and dining area, enjoying pleasant views over the rear gardens. A downstairs WC completes the ground floor accommodation.

The first floor offers a bright and airy landing leading to three well-proportioned bedrooms. Bedrooms one and two are both generous doubles, with the principal bedroom enjoying an attractive bay window framing views across the greenery, mature trees, and open spaces opposite. A family bathroom serves the remaining accommodation.



Council Tax Band:



### Gardens

Externally, the property continues to impress with its mature gardens, detached garage, driveway parking, and enviable position within one of the area's most desirable residential settings.

Offered to the market with no onward chain, this charming home occupies a prime position within the ever-popular and leafy Leverstock Green. Residents enjoy easy access to beautiful countryside walks, the village cricket ground, local butchers, bakers, welcoming pubs, highly regarded primary and secondary schooling, and excellent motorway connections.

Homes of this nature, particularly those being offered for sale for the very first time since construction, are exceptionally rare. An internal inspection is highly recommended to fully appreciate the setting, space, and opportunity on offer.

### Area Guide

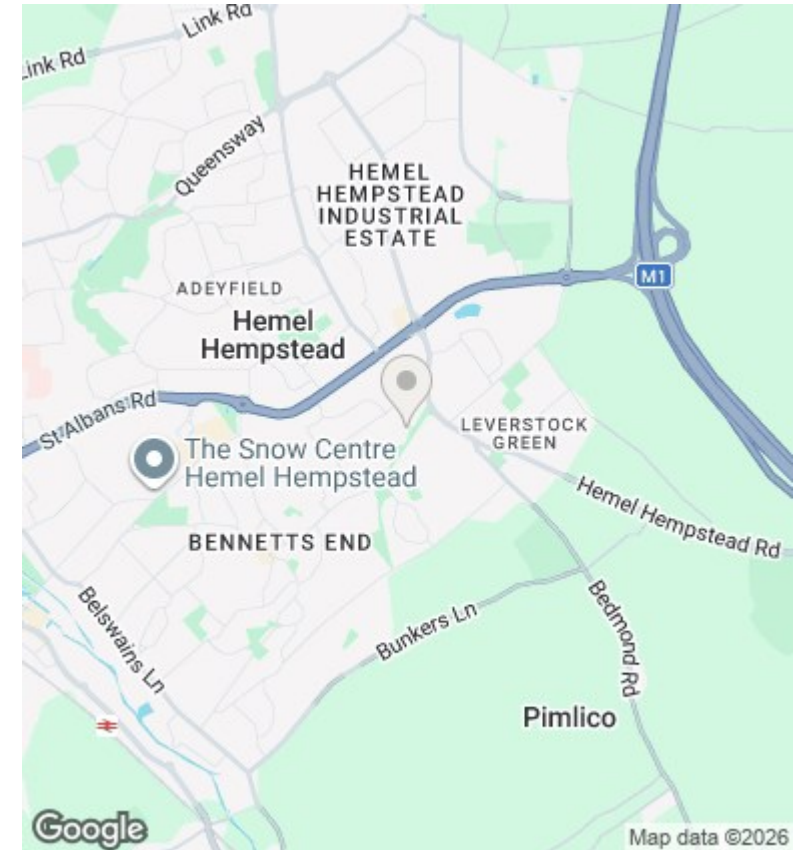
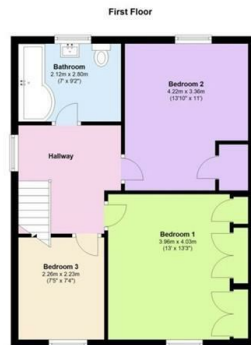
Leverstock Green is a highly desirable and picturesque village-style neighbourhood on the eastern edge of Hemel Hempstead, known for its strong community spirit, green open spaces and family-friendly environment. Originally a historic village, it retains its own identity with a charming village green, local shops, pubs, a primary school and an active community calendar including sports clubs and social events. Housing in the area is varied, ranging from characterful older homes near the village core to spacious modern family properties, making it appealing to a wide range of buyers.

The area is particularly popular with families thanks to its well-regarded primary school, peaceful residential feel and easy access to parks, fields and countryside. Although local amenities cater well for day-to-day needs, major shopping and leisure facilities are just a short distance away in Hemel Hempstead, along with neighbouring St Albans and Watford.

Leverstock Green offers excellent connectivity for commuters, with quick access to the M1 (Junction 8) and A414, and Hemel Hempstead mainline station

approximately two miles away for rail services into London. While bus routes serve the village, they are more limited outside peak times, so many residents rely on cars for regular travel.

Overall, Leverstock Green combines the charm and warmth of village living with the convenience of being close to major towns and commuter routes—making it a consistently sought-after location for families, professionals and anyone seeking a peaceful yet well-connected place to call home.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC