

Mulburries

Leverstock Green Road, Hemel Hempstead, HP3 8PR

Offers in excess of £750,000

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- **Beautifully renovated detached home**
- **Three bedrooms, previously arranged as four**
- **Enlarged principal bedroom with en-suite**
- **Planning permission for two-storey side and single-storey rear extensions**
- **Spacious reception room extending over 24 feet**
- **Bright dining room overlooking the garden**
- **Contemporary kitchen and separate utility room**
- **Family bathroom and downstairs WC**
- **Generous rear garden with summer house and storage**
- **Garage and broad driveway**













Mulburries are delighted to present this beautifully renovated three-bedroom detached home on Leverstock Green Road. Previously arranged with four bedrooms, the property has been thoughtfully reconfigured to create a generous principal bedroom and comes with planning permission for a two-storey side extension and a single-storey rear extension.

The welcoming entrance hall sets the tone, with stylish finishes and a downstairs WC. A spacious reception room extends over 24 feet, offering ample room for relaxed seating and entertaining, while its open connection to the rear dining room creates an impressive flow through the ground floor.

The dining room is a particular highlight,













stretching across the rear with extensive glazing and French doors opening onto the garden. It provides a bright setting for family meals and gatherings, with views over the lawn. The contemporary kitchen complements the space with light cabinetry, sleek work surfaces and built-in ovens. A separate utility room provides practical laundry and storage space.

Upstairs, the principal bedroom combines two former rooms to create a spacious retreat with an en-suite shower room. Two further bedrooms and a stylish family bathroom complete the accommodation. The current layout prioritises bedroom space, while the approved extensions offer exciting scope to enlarge the home, in accordance with the permission and its conditions.

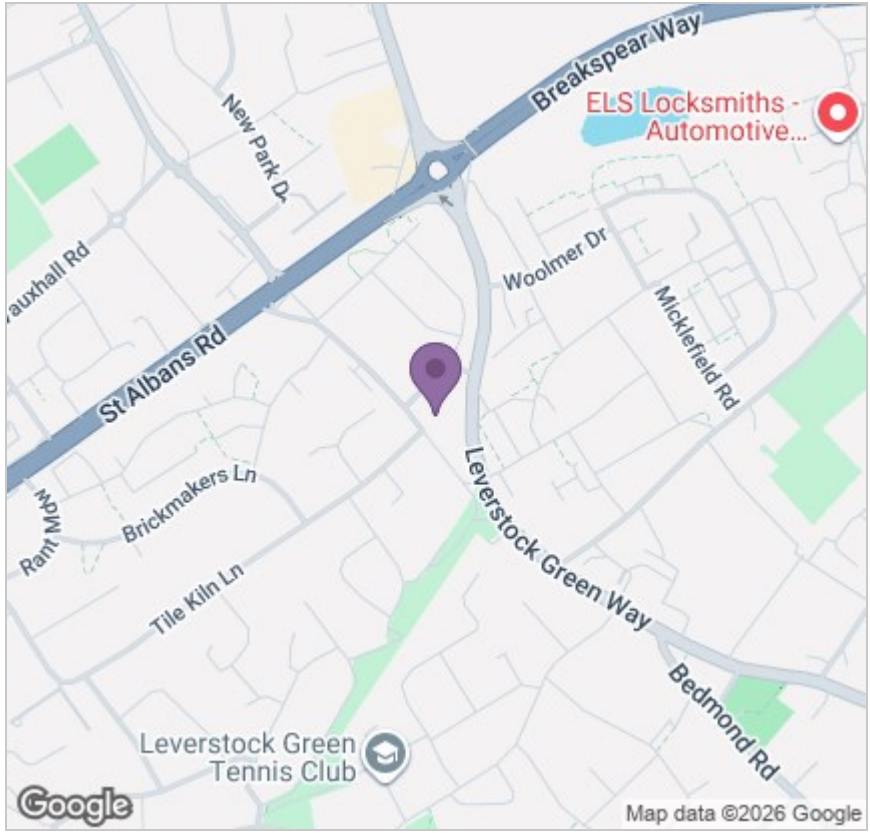
Outside, the generous rear garden features an extensive lawn, established boundaries and a paved terrace for outdoor dining. A summer house with adjoining storage adds further appeal. To the front, a broad driveway and lawn create an attractive approach, complemented by a garage.

The Leverstock Green setting is convenient for village shops, pubs and local schools, with Hemel Hempstead town centre providing wider shopping and leisure facilities. Apsley and Hemel Hempstead stations offer services to London Euston. M1 and M25 are also both in easy reach.

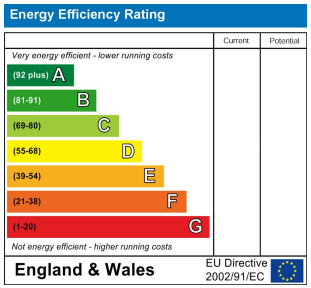
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

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