



DANIEL GREEN

exp<sup>®</sup> UK

@ daniel.green@exp.uk.com

🌐 danielgreen.exp.uk.com

☎ 020 3930 3550 / 07541 999 544



# Ritcroft Close, Leverstock Green, HP3

£350,000

3 2 1





Nestled away in a highly desirable residential position and enjoying uninterrupted views across a tranquil green, this beautifully presented semi-detached family home combines spacious interiors with an exceptional lifestyle location. Designed with modern family living in mind, the property offers a bright, airy feel throughout and delivers the perfect balance of comfort, practicality, and style.

The property comprises a welcoming and generously sized living room opens directly into the home's standout feature a stunning conservatory overlooking the rear garden. Bathed in natural light from morning until dusk, this versatile space is perfect for everyday relaxation, entertaining, or even remote working in a serene setting.

The contemporary kitchen offers abundant worktop space and excellent cupboard storage, ideal for busy families or keen home cooks.

Upstairs, the principal bedroom mirrors the bright, open feel of the reception areas and benefits from its own ensuite shower room. Two further well-proportioned bedrooms complete the top floor, with the third bedroom enhanced by fitted wardrobes. A modern, family-sized bathroom adds further convenience.

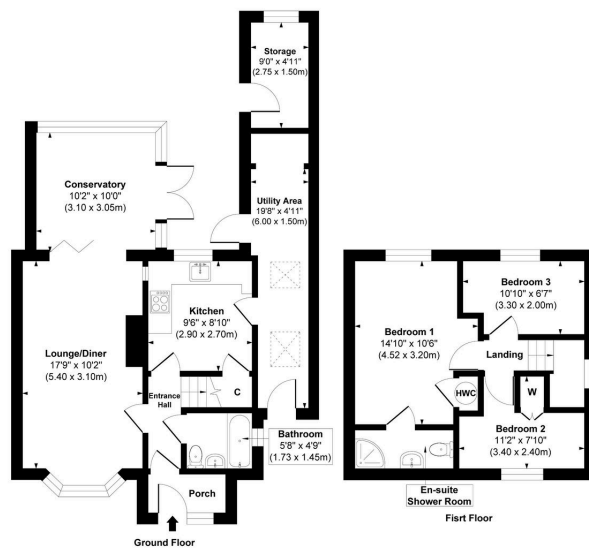
To the side of the home, a dedicated utility/storage space provides invaluable practicality perfect for outdoor gear, bikes, or everyday essentials.

### **Lifestyle & Location**

This property is all about convenience and community. Enjoy morning walks across the green, easy access to top-rated schools, and a wide selection of local shops, cafés, and transport connections all within a short distance. Whether you're commuting, raising a family, or simply seeking a calmer pace of life, this location delivers on every level.

A wonderful opportunity to secure a bright, modern home in one of the area's most attractive settings. Homes in this location are rarely available early viewing is highly recommended.





Approx. Gross Internal Floor Area 999 sq. ft / 92.84 sq. m.  
 This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale.  
 Exact dimensions should be independently verified

- \*\*\*PLEASE QUOTE REFERENCE - DG1277\*\*\*
- Bright and spacious living room flowing into a sun-filled conservatory
- Principal bedroom with ensuite, mirroring the home's bright aspect
- Contemporary family bathroom with sleek white suite
- Beautiful south facing rear garden, ideal for families and outdoor enjoyment
- Premium location overlooking a quiet and attractive green
- Modern fitted kitchen with generous storage and work surfaces
- Two further well-sized bedrooms, one with built-in wardrobes
- Useful utility/storage area to the side of the property
- Close to excellent local amenities, highly regarded schools & transport links

