



2 Green Lane, Hemel Hempstead, HP2 4RZ

Offers in excess of £675,000

- Three Bedrooms
- Double Length Garage
- Great Location
- Large Driveway
- Open Plan Living
- Shops Within Walking Distance
- No Onward Chain
- Generous Gardens

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Guide Price £675,000 - £700,000. An Exceptional Three-Bedroom Link-Detached Family Residence in the Heart of Leverstock Green. Occupying an enviable plot within one of Leverstock Green's most desirable residential locations, this beautifully presented three-bedroom link-detached family home offers an outstanding blend of generous living space, contemporary comfort and exceptional outdoor accommodation.

Approached via an extensive private driveway providing ample parking for multiple vehicles, the property immediately impresses with its attractive frontage, integral garage and commanding position within this highly sought-after village setting.

The welcoming entrance hall creates a superb first impression, featuring a guest cloakroom, staircase to the first floor and access to the principal reception rooms. The elegant living room enjoys excellent proportions and flows seamlessly into a separate dining room, creating an ideal environment for both family living and entertaining. Patio doors open into a delightful conservatory, perfectly positioned to enjoy uninterrupted views across the beautifully maintained rear garden.

The recently refitted kitchen has been thoughtfully designed to combine style and practicality, featuring an extensive range of contemporary wall and base cabinetry, integrated appliances, quality work surfaces and dedicated space for additional freestanding appliances. The layout allows convenient access from



Council Tax Band: D



Gardens

A particular highlight of this exceptional home is the substantial rear garden. Beautifully established and wonderfully private, it features expansive lawned areas, mature planting, multiple patio seating terraces ideal for outdoor entertaining, secure fenced boundaries and a garden shed positioned discreetly at the far end. Side access further enhances convenience and practicality.

Adding significant versatility to the accommodation is the recently converted utility room/workshop located behind the garage. Accessed via a personal door, this valuable space is perfectly suited as a home office, creative studio, gym or hobby room, catering effortlessly to modern lifestyles.

Area Guide

Leverstock Green is a village located on the eastern edge of Hemel Hempstead, known for its beautiful village green, local amenities, and proximity to open countryside. It's a popular choice for families and commuters due to its historical charm, excellent transport links, and various community features.

Key Features and Amenities:

Village Green: A focal point of the village, offering a sense of community and space for recreation.

Local Shops and Pubs: Residents have access to convenient amenities for daily needs.

Leverstock Green Church of England Primary School: A local school for younger children.

Holy Trinity Church: A historic church with a beautiful stained glass window.

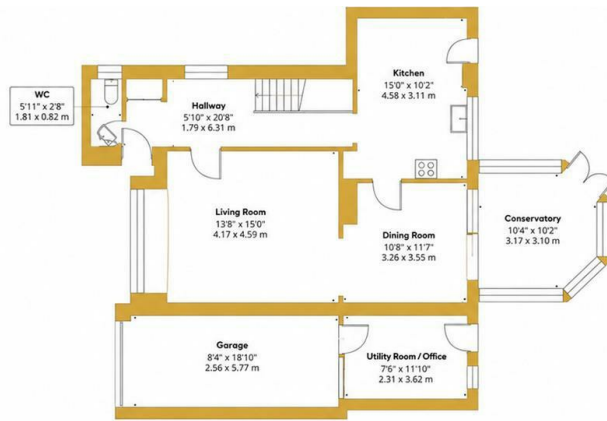
Village Hall: A community space for events and gatherings.

Leverstock Green FC and Village Cricket Club: Opportunities for sports and recreation.

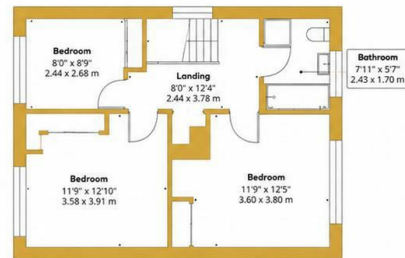
Centurion Club: An exclusive golf club with Michelin-starred dining.

Good Transport Links: Easy access to the M1 and M25, as well as bus routes to Hemel Hempstead and St Albans.

Proximity to St Albans: A short distance from the historic city of St Albans.



Ground Floor



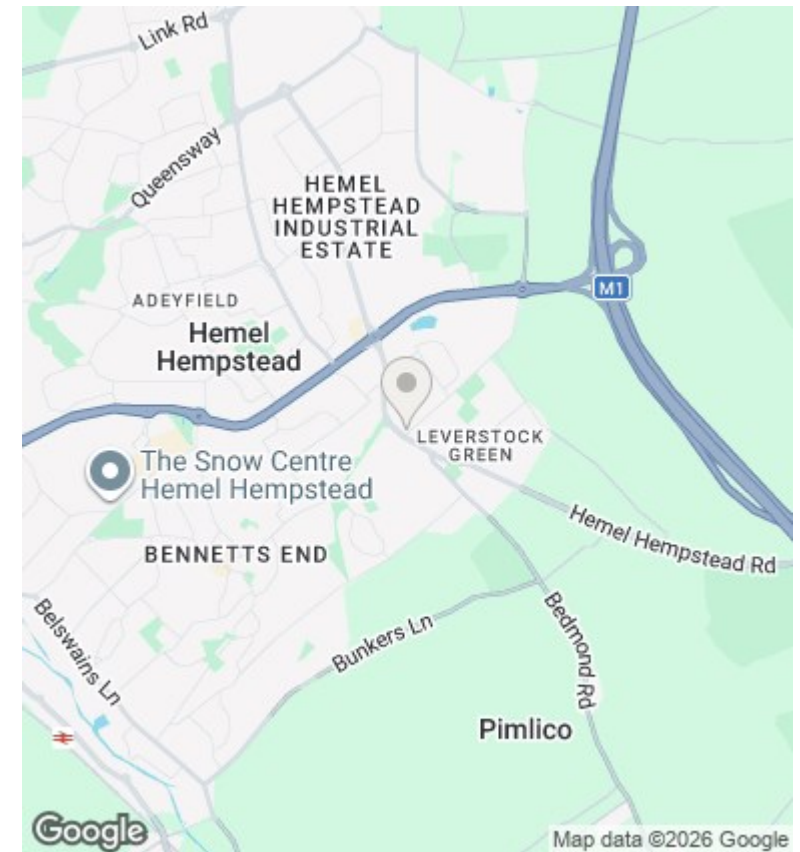
Directions

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		