



## 2 Green Lane, Hemel Hempstead, HP2 4RZ

Offers in excess of £725,000

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

## 2 Green Lane, Hemel Hempstead HP2 4RZ

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

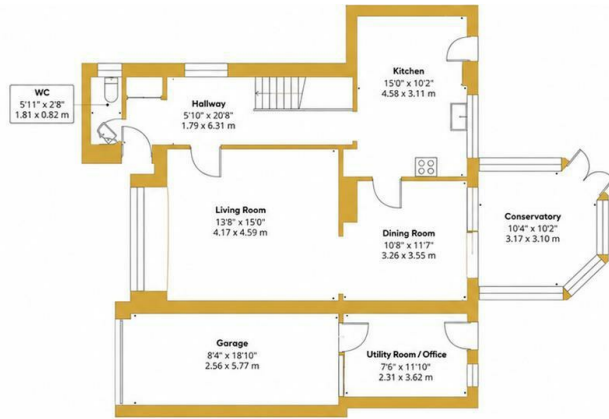
A particular highlight of this exceptional home is the substantial rear garden. Beautifully established and wonderfully private, it features expansive lawned areas, mature planting, multiple patio seating terraces ideal for outdoor entertaining, secure fenced boundaries and a garden shed positioned discreetly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

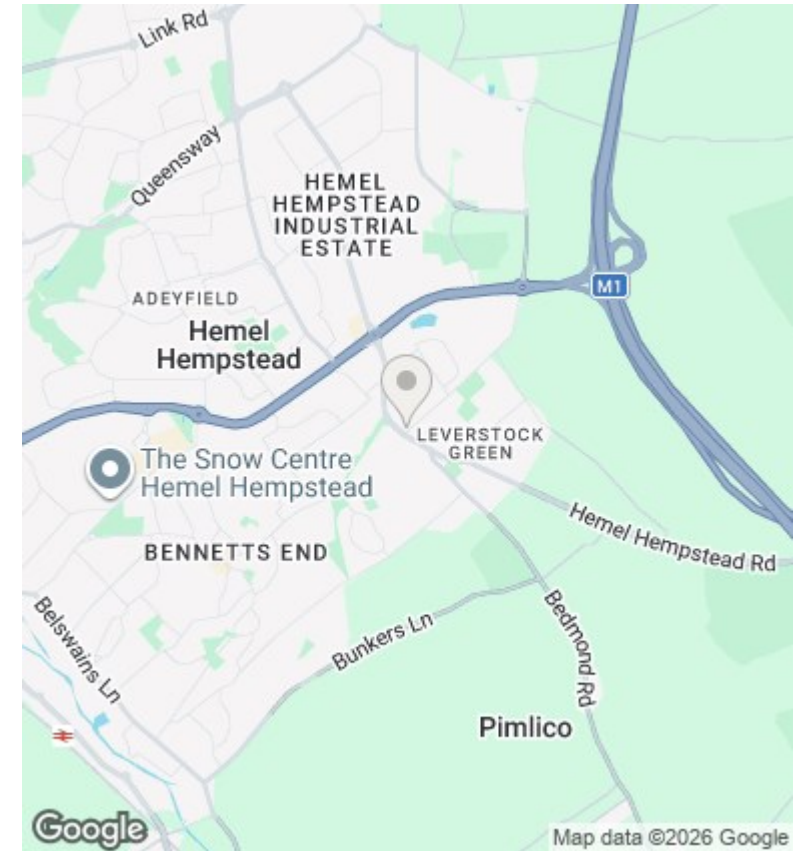
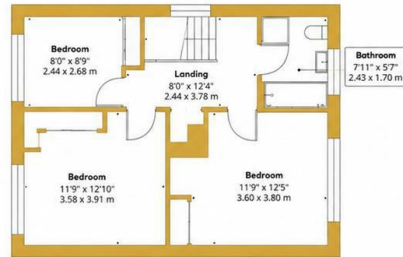
### Area Guide

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.



Ground Floor



## Directions

## Viewings

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

## Council Tax Band

D

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