

Mulburries



Kingcup Avenue , Hemel Hempstead, HP2 4GF

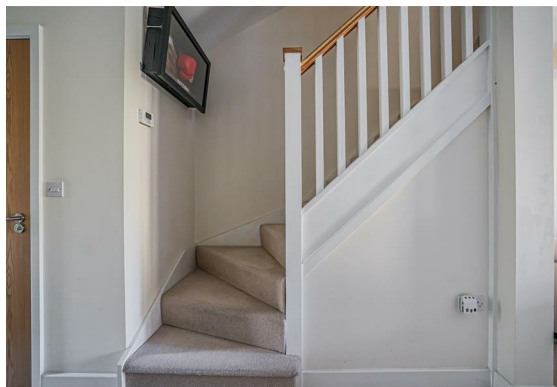
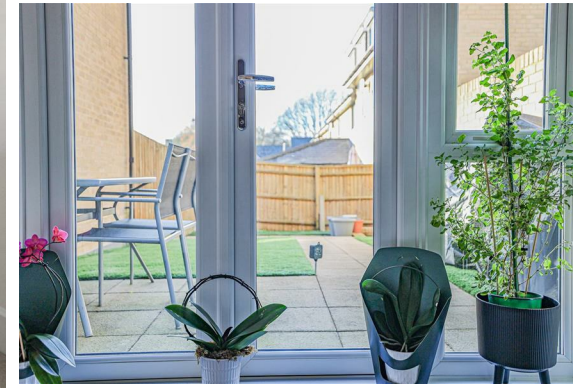
Offers in excess of £450,000





## Kingcup Avenue, Hemel Hempstead, HP2 4GF

- Quiet Leverstock Green Location
- Two Double Bedrooms
- Guest W.C
- Garage + Allocated Parking for 1 Car
- Easy Access to M1
- Modern Interiors
- South West Facing Garden
- Council Tax Band- D
- Catchment Area For Leverstock Green Primary School



Set within a quiet development off Green Lane, and offering immediate access to the M1, and close proximity to the M25 this beautifully presented mid-terrace house in Leverstock Green delivers both convenience and contemporary style. Encompassing 822 sq. feet including the garage, the property impresses with a light and airy ambiance and thoughtful finishing touches throughout its modern decor.

The accommodation comprises two generously sized double bedrooms and an immaculate family bathroom, complemented by an additional





guest W.C. The spacious living spaces are ideal for modern lifestyles, unfolding seamlessly onto a delightful south west-facing garden—a perfect spot to enjoy afternoon relaxation or alfresco entertaining.

Practicality is assured with a private garage, alongside further parking for one car, making life all the more convenient for households with two cars or guests. The location is truly excellent, with Green Lane's tranquil residential character providing a peaceful retreat, yet its proximity to the M1 ensures swift links to London and surrounding towns.



Located within the established Leverstock Green community, residents enjoy access to highly regarded local amenities, reputable schools including Leverstock Green Primary and picturesque outdoor spaces, while the vibrant heart of Hemel Hempstead is only a short drive away for shopping, dining, and leisure.

This inviting mid-terraced home is perfectly designed for those seeking both style and convenience. Arrange your viewing today and take the next step towards making Leverstock Green your home.





Floor Plan

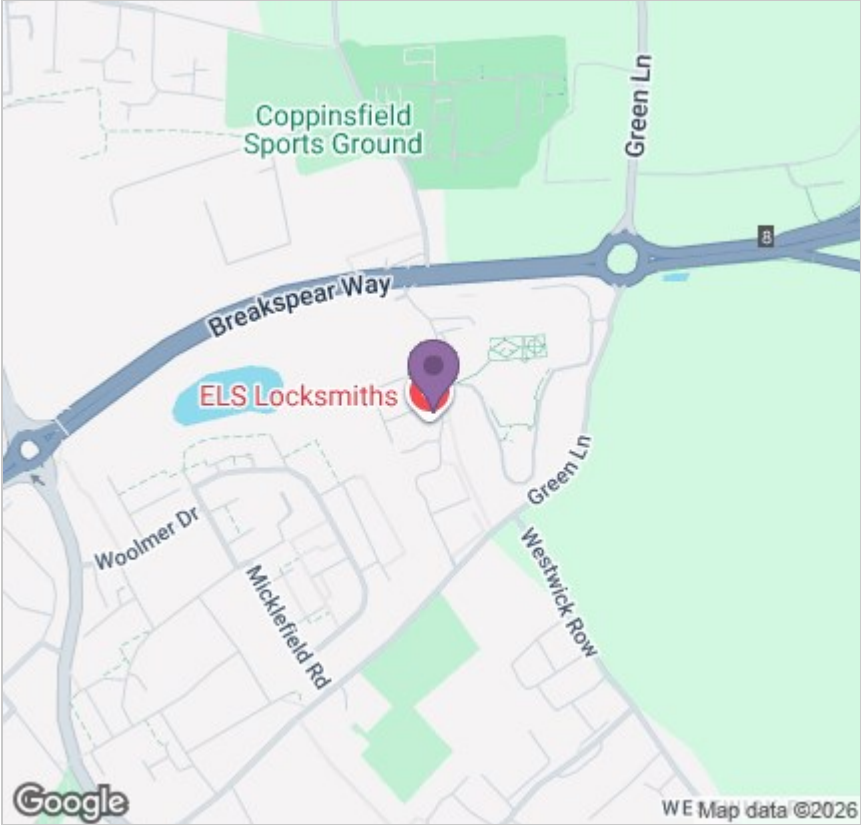


Viewing

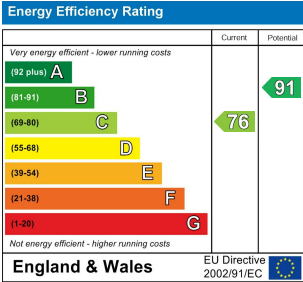
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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