



81A Leverstock Green Road, Hemel Hempstead, HP3 8PR

Guide price £550,000

# 81A Leverstock Green Road, Hemel Hempstead HP3 8PR

A beautiful and rare to market, show home condition property in leafy Leverstock Green. Perfectly positioned within the highly sought-after village, this exemplary three/four-bedroom family home represents a rare opportunity to acquire a residence of exceptional calibre. Extending to approximately 1,250 sq ft and meticulously reimagined by its current owner, the property embodies an effortless blend of contemporary refinement, intelligent design, and enduring quality—ideal for those seeking a premium lifestyle in an enviable village setting.

From the moment you arrive, the home sets a commanding impression. A generous double-width driveway provides ample private parking, while the elegant façade introduces the level of craftsmanship found throughout. Stepping inside, a beautifully designed porch and expansive entrance hall immediately convey a sense of scale and sophistication. Every detail has been carefully curated, creating a welcoming ambiance that flows seamlessly through the house.



Council Tax Band: E



### Ground Floor

The ground floor has been skilfully redesigned to elevate modern living. At its heart is a truly stunning open-plan kitchen/dining/family space—an exceptional environment crafted for both everyday luxury and memorable entertaining. This expansive room offers clearly defined zones for cooking, dining, and relaxation, enhanced by bespoke cabinetry, premium quartz worktops, high-spec integrated appliances, and elegant finishes. Large patio doors frame inviting views of the rear garden, inviting natural light to fill the space and promoting a smooth indoor-outdoor connection. A separate covered utility/side passage provides further practical convenience.

Complementing this impressive living area is a serene formal sitting room, designed for quieter evenings and refined hosting. A versatile snug—equally suited as a fourth bedroom, home office, or private retreat—sits adjacent, along with a beautifully appointed ground-floor guest WC that reflects the home's overall commitment to luxury detailing.

### First Floor

The first floor continues the theme of understated elegance. A wide, light-filled landing leads to three beautifully proportioned bedrooms, each presenting a peaceful sanctuary. The principal suite is particularly impressive—an expansive room featuring bespoke fitted wardrobes and a hotel-worthy en suite shower room finished to the highest contemporary standards. A stylish family bathroom, completed with polished chrome fittings and refined tiling, serves the additional bedrooms.

### Gardens & Exteriors

The exterior spaces offer tranquillity, privacy, and charm. The mature rear garden has been thoughtfully landscaped to create an inviting retreat, featuring a generous patio ideal for al fresco dining, a neatly maintained lawn, and secure fenced boundaries. An attractive summer house stands at the far end—ideal as a creative studio, relaxation space, or exceptional garden storage. To the front, the substantial driveway ensures effortless parking for multiple vehicles.

Beyond the boundaries of the property, the location is truly exceptional. The village centre is just a short stroll away, offering charming cafés, boutique-style shops, and day-to-day amenities, fostering a genuine sense of community. The wider town of Hemel Hempstead provides an extensive selection of retail, leisure, and dining options, including its popular Riverside and Marlowes shopping districts. For commuters, connectivity is outstanding, with swift access to both the M1 and M25, as well as fast, frequent rail services to London Euston, making central London readily accessible.

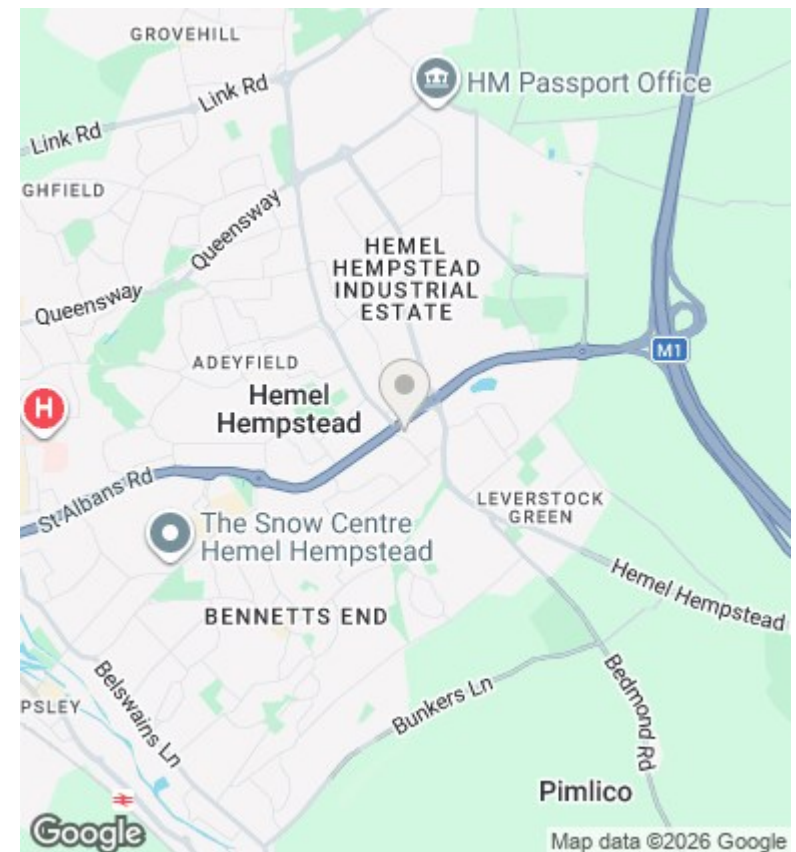
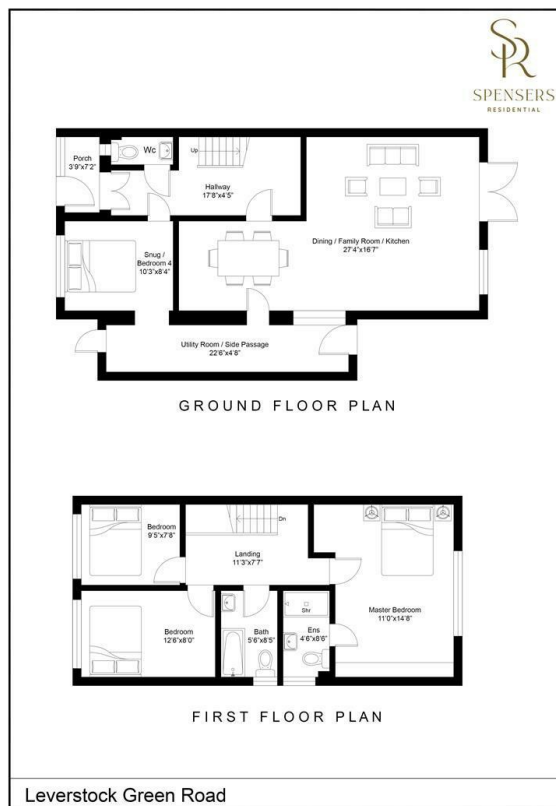
### Area Guide

Nestled on the eastern edge of Hemel Hempstead, the charming village of Leverstock Green is one of the area's most desirable residential locations—celebrated for its community spirit, green open spaces, and exceptional convenience. Offering the perfect balance of village tranquillity and urban connectivity, it remains a highly sought-after setting for families, professionals, and commuters alike.

At the heart of the village lies an attractive central green, bordered by a selection of independent shops, cafés, and essential everyday amenities that give Leverstock Green its warm and distinctly local character. Residents enjoy a close-knit community atmosphere, supported by well-regarded schools, sporting facilities, and a variety of local clubs and social events.

Surrounded by mature trees and leafy avenues, the area offers easy access to countryside walks, nearby woodlands, and scenic open spaces, providing an appealing backdrop for outdoor recreation and family life. Despite this peaceful setting, connectivity is superb. Major road links—including the M1 and M25—are moments away, while fast rail services from London Euston place central London within quick and convenient reach.

With its blend of heritage charm, modern amenities, and exceptional accessibility, Leverstock Green continues to attract discerning buyers seeking a relaxed village lifestyle without compromising on connectivity or quality of living.



## Directions

## Viewings

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

## Council Tax Band

E

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