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Leverstock Green Road  
Hemel Hempstead, HP3 8PR

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## Leverstock Green Road, Hemel Hempstead

Introducing this attractive 4-bedroom detached house in the picturesque village of Leverstock Green, where contemporary design meets comfort and convenience. This prestigious property features open-plan living with a range of luxury finishes, making it the perfect family home.

As you enter, you are greeted by a spacious open-plan area that seamlessly integrates the living, dining, and kitchen spaces. The kitchen is a chef's dream, boasting ample floor and wall units, built-in appliances, coordinating work surfaces, and a breathtaking lantern glass roof that fills the area with natural light. Adjacent to the kitchen is a utility room for your laundry and storage needs, and a dining space with room for a large breakfast table, complete with French doors that lead to the neatly landscaped rear garden.

The lounge area, located at the front of the property, provides a cozy retreat for relaxation and gatherings. There's also a versatile study area, perfect for a home office or reading nook. A ground floor cloakroom adds convenience for guests and family members alike.

Upstairs, the home features four double bedrooms, offering plenty of space and comfort for everyone. The master bedroom includes a private en-suite shower room, while the remaining bedrooms share a stylish family bathroom. The ground floor features tiled flooring with underfloor heating throughout, ensuring warmth and comfort during cooler months, while air conditioning provides relief during hot summers.

The property also includes a garage and off-road parking at the rear. The rear garden is a delightful haven with an attractive layout, ideal for outdoor relaxation, gardening, or entertaining guests. Situated within walking distance of the village centre of Leverstock Green, with its parade of local shops, pubs, cricket pitch and tennis club.

A short drive from the M1 motorway, makes this property an excellent choice for families and professionals alike.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



## Features

- Prestigious detached house
- Four double bedrooms
- En suite shower room to master bedroom
- Open plan living
- Large kitchen area and utility room
- Underfloor heating
- Air conditioning
- Attractive rear garden great for entertaining
- Garage and off road parking

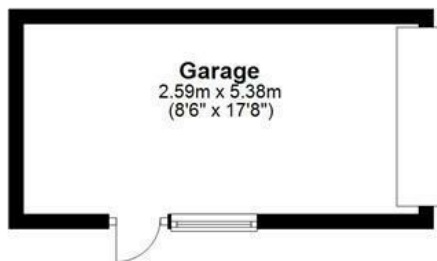
## To Book a Viewing

Please contact Squire Estates on 01442 233533.

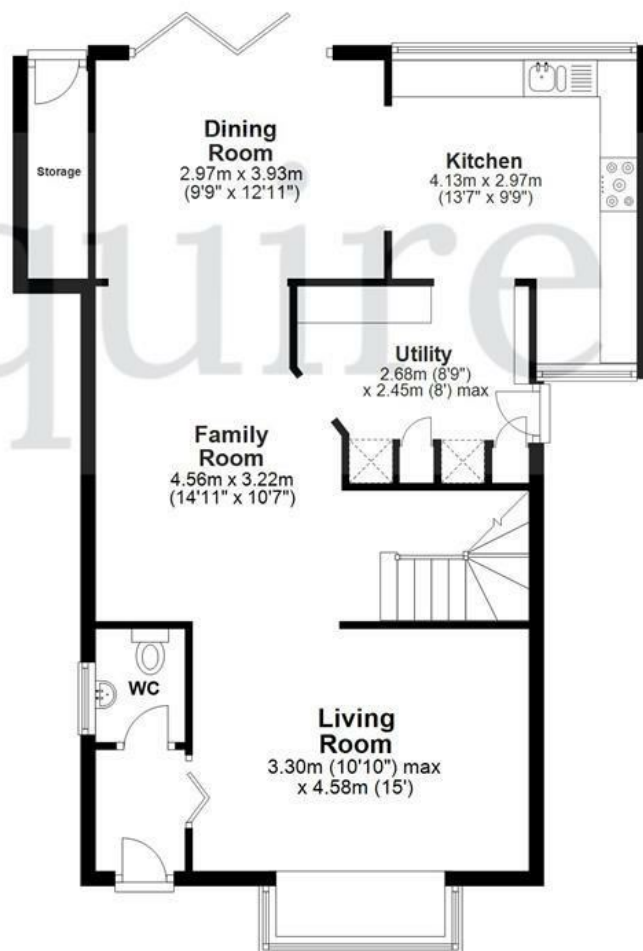
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

## Ground Floor

Approx. 87.2 sq. metres (938.5 sq. feet)



**Garage**  
2.59m x 5.38m  
(8'6" x 17'8")



**Dining Room**  
2.97m x 3.93m  
(9'9" x 12'11")

**Kitchen**  
4.13m x 2.97m  
(13'7" x 9'9")

**Utility**  
2.68m (8'9")  
x 2.45m (8') max

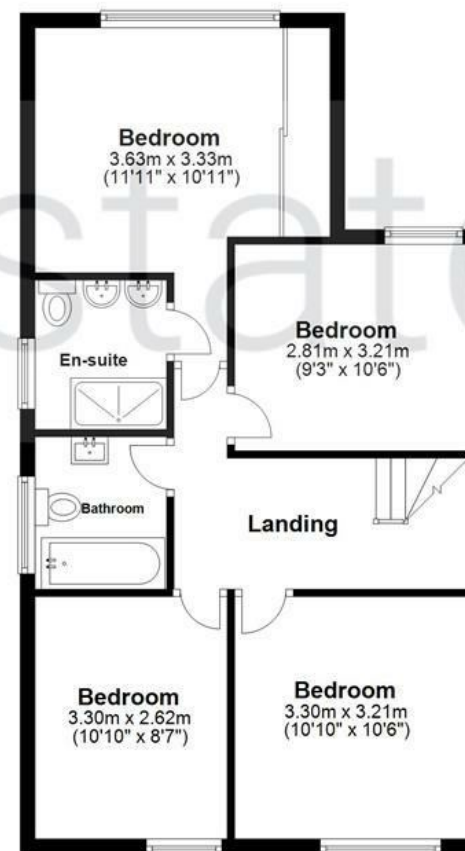
**Family Room**  
4.56m x 3.22m  
(14'11" x 10'7")

**Living Room**  
3.30m (10'10") max  
x 4.58m (15')

WC

## First Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



**Bedroom**  
3.63m x 3.33m  
(11'11" x 10'11")

**Bedroom**  
2.81m x 3.21m  
(9'3" x 10'6")

En-suite

Bathroom

Landing

**Bedroom**  
3.30m x 2.62m  
(10'10" x 8'7")

**Bedroom**  
3.30m x 3.21m  
(10'10" x 10'6")

Total area: approx. 146.9 sq. metres (1581.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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