

**FOR
SALE**



Greenacres, Hemel Hempstead

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Squire Estates are pleased to present this substantial four-bedroom detached family home, situated in the highly sought-after area of Leverstock Green, offering over 2000 sq.ft of accommodation, beautifully arranged living space throughout.

A standout feature of this impressive home is the extended kitchen/dining/family room, which truly forms the heart of the property and provides a wonderful space for everyday family life as well as entertaining. The kitchen is fitted with a comprehensive range of contemporary units, built-in appliances and coordinating work surfaces, while a central island provides useful preparation space and informal seating. Bi-folding doors span the rear of the room and open directly onto the patio, creating a seamless connection to the garden. A separate utility room leads off the kitchen, offering plumbing for a washing machine and direct access to the rear garden.

Also on the ground floor is a cosy lounge with a wood burner, ideal for relaxing evenings. From the hallway, a door leads into one of the garages, which is currently being used as a gym but could easily be converted into a home office, snug or playroom if required. The ground floor further benefits from a shower room fitted with a shower cubicle, WC and hand basin.

To the first floor, the property offers four well-proportioned double bedrooms together with an attractive family bathroom fitted with a bath, separate shower cubicle, WC and hand basin inset into a vanity unit.

Externally, the rear garden enjoys side access and is mainly laid to lawn with a patio seating area, while to the front there is a generous driveway providing ample off-road parking and access to the garages.

This excellent family home must be seen to be fully appreciated.

- Desirable Four Bedroom Detached home
- Set within the sought after residential location
- Four Double Bedrooms
- Two garages
- Statement kitchen living area
- Utility room
- Close to M1 motorway and St Albans
- Driveway parking



Ground Floor

Approx. 114.5 sq. metres (1231.9 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.6 sq. feet)



Total area: approx. 189.9 sq. metres (2044.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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