

**FOR  
SALE**



Chambersbury Lane, Hemel Hempstead

squire | estates

Situated in the highly sought-after area of Leverstock Green, this four-bedroom detached family home offers excellent potential for those looking to modernise and create their ideal home. Well positioned within easy reach of local amenities, highly regarded schools, the M1 motorway and a short drive from St Albans, the property provides spacious and versatile accommodation throughout.

The ground floor comprises a bright lounge with sliding patio doors opening onto the rear garden, a separate dining room ideal for family meals and entertaining, and a fitted kitchen with a range of units, coordinating work surfaces and a door leading to the side passage. A convenient cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom accessed from the landing.

Externally, the property benefits from an integral garage and a driveway providing off-road parking for two vehicles. Side access leads to an attractive rear garden, offering a good degree of privacy and featuring a useful garden shed.

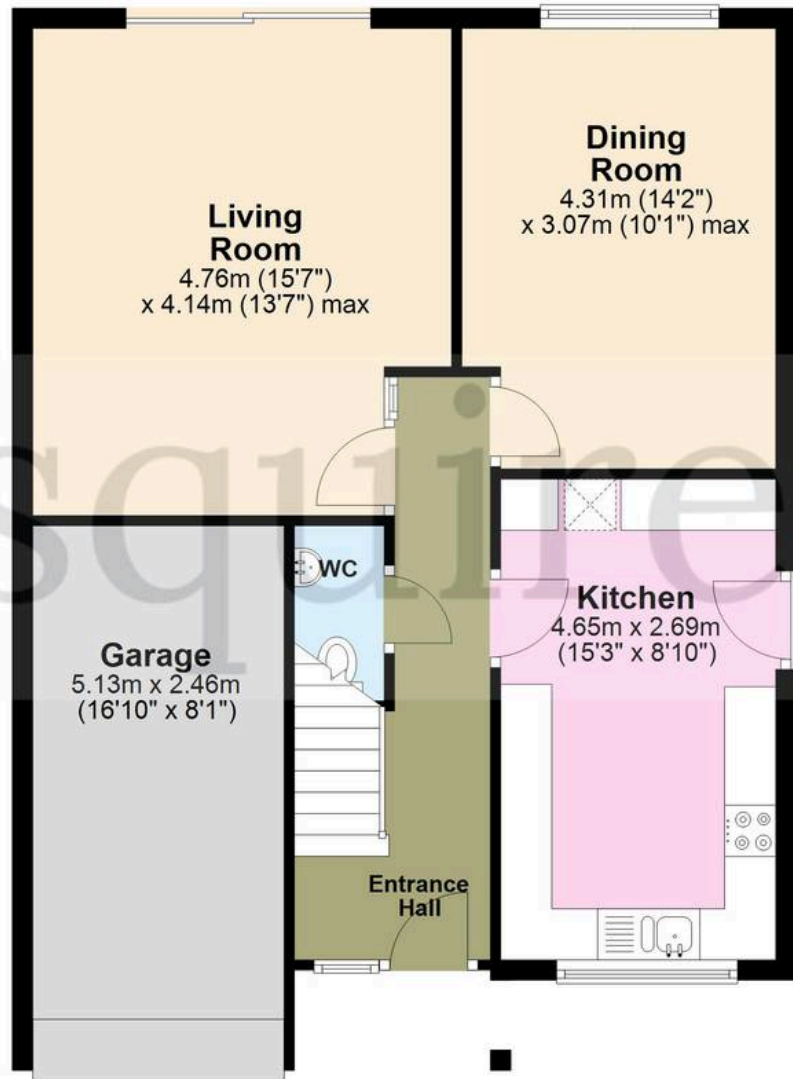
Offering spacious accommodation, a desirable location and significant scope for improvement, this is an excellent opportunity to acquire a family home in one of Hemel Hempstead's most popular residential areas. Early viewing is highly recommended.

- Four-bedroom detached family home in the highly sought-after area of Leverstock Green
- Excellent opportunity to modernise and add value
- Spacious lounge with sliding patio doors leading to the rear garden
- Fitted kitchen with coordinating work surfaces and access to the side passage
- Ground floor cloakroom/WC
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further well-proportioned bedrooms
- Integral garage and driveway providing off-road parking for two vehicles
- Attractive rear garden with side access and garden shed,
- Conveniently located for the M1 motorway and a short drive to St Albans



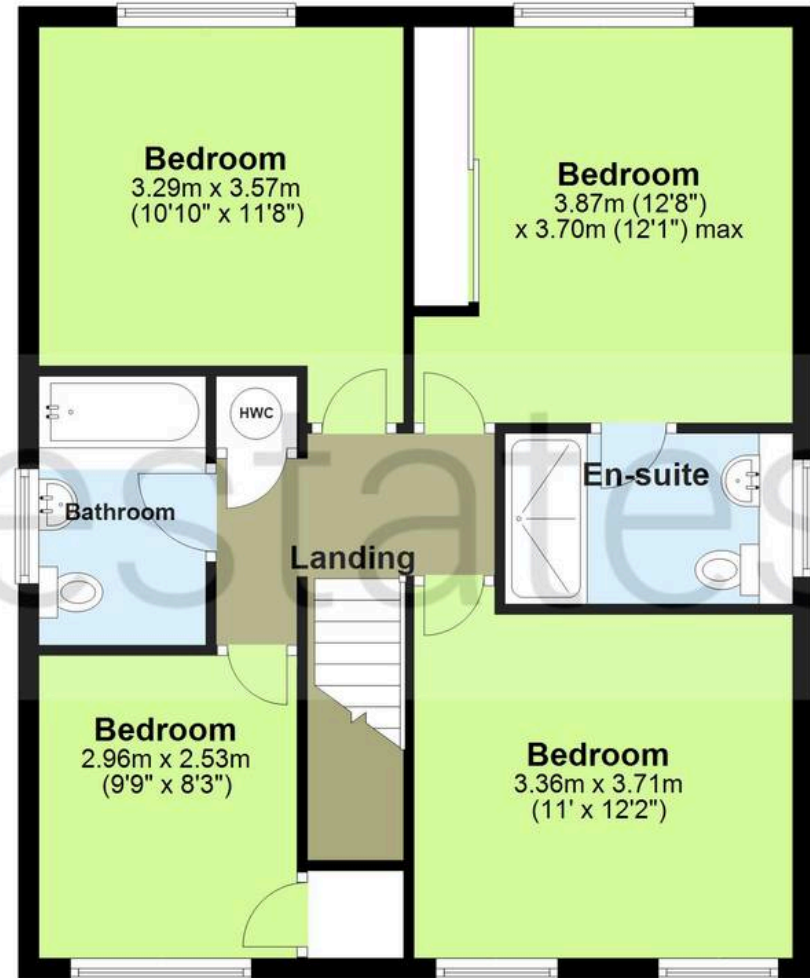
## Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



## First Floor

Approx. 67.3 sq. metres (724.3 sq. feet)



Total area: approx. 137.4 sq. metres (1478.6 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  
Plan produced using PlanUp. □



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