



Leverstock Green Road
Hemel Hempstead, HP2 4HQ

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Leverstock Green Road, Hemel Hempstead

This attractive detached 4 bedroom, 3 bathroom family home measures over 2000 Sq Ft approx and has a stunning south facing rear garden. The property is situated in a convenient location, close to transport links and local amenities and benefits from a driveway for several vehicles.

This property has well proportioned and flexible accommodation, featuring a good size welcoming lounge on the ground floor leading into a large kitchen/ breakfast room that provides views of and access to the garden. The kitchen is appointed with wall and base units, a built in fridge/freezer, dishwasher and washing machine and an island. Also included on the ground floor are two double bedrooms (one currently used as an office) a family bathroom with a modern white suite and another study/bedroom with an en suite shower room.

On the first floor there is a spacious mezzanine landing and two bedrooms, one with an en suite bathroom. Both bedrooms benefit from built in wardrobes and storage in the eaves.

Outside

The property is approached via a block paved driveway with parking for 3-4 cars. Side access behind gates gives access to a private decked area. The 130 ft south facing rear garden is mainly laid to lawn, with a full width patio terrace, ideal for summer dining.

This property is situated in Hemel Hempstead, with its comprehensive range of shopping facilities and recreational amenities including, an IMAX cinema, The Snow Centre, an ice rink and the XC centre with a range of activities and multiple restaurants.

As per the Estate Agents Act 1979, we are required to inform that the owner of this property is an employee of Squire Estates.

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

- Four bedroom detached house
- Three bathrooms
- Over 2000 Sq Ft
- Parking for several vehicles
- 130 Ft South-West Facing Garden
- Close to M1 and Maylands
- 5th bedroom / study
- Walking distance to shop and local pub.

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

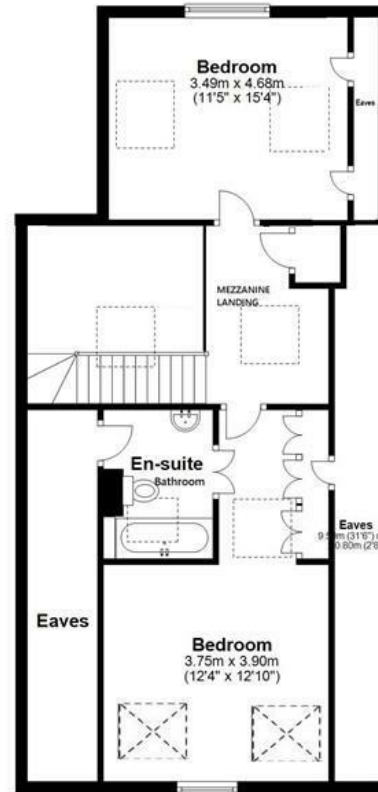
Ground Floor

Approx. 110.5 sq. metres (1189.7 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.9 sq. feet)



Total area: approx. 185.9 sq. metres (2001.5 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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