

**FOR
SALE**



21 Green Dell Way, Hemel Hempstead

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Lovely 3/4-Bedroom Semi-Detached Home situated in the highly sought-after area of Leverstock Green, this versatile family home benefits from recently installed solar panels making it currently an energy-efficient, all-electric property.

Upon entering, you are welcomed into a bright entrance hall leading into a spacious dual-aspect lounge/diner. Sliding doors provide seamless access to the rear garden.

The modern kitchen features sleek matt units, coordinating work surfaces and an island with a pop up extractor situated next to the induction hob, built-in appliances, and access to the garden.

A versatile office/4th bedroom is also located on the ground floor, complete with its own en-suite shower room. Additionally, a utility area is situated to the rear of the garage.

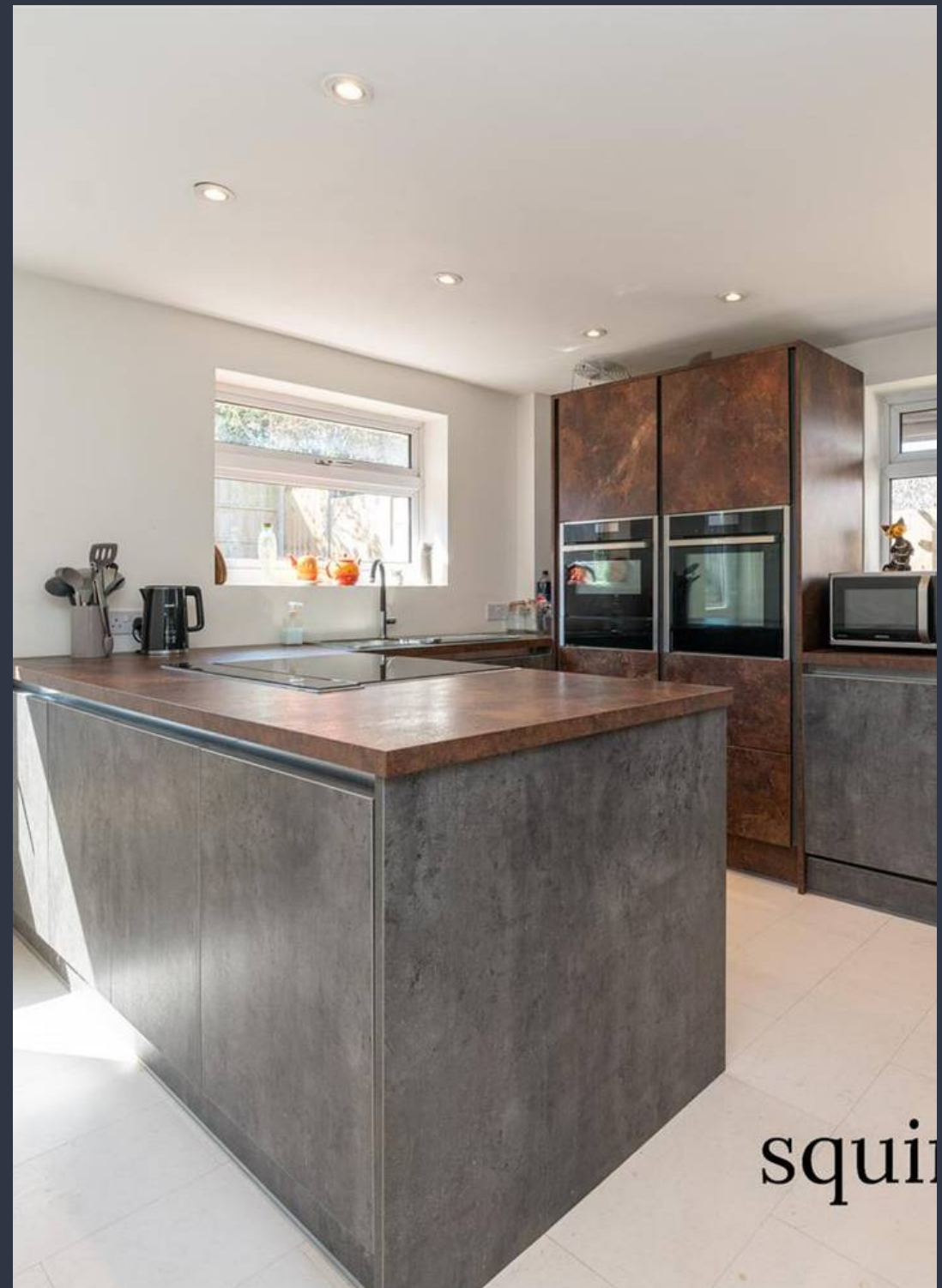
Upstairs, the first floor boasts three bedrooms, including two doubles with built-in wardrobes and a comfortable single bedroom currently used as an office. There is also a family bathroom.

There is a paved rear garden with raised flower beds. To the front, off-road parking for three vehicles and a garage.

Leverstock Green is a prestigious location, offering excellent schools, a charming parade of local shops, a cricket pitch and easy access to St Albans, Hemel Hempstead's industrial estate, and the M1 motorway.

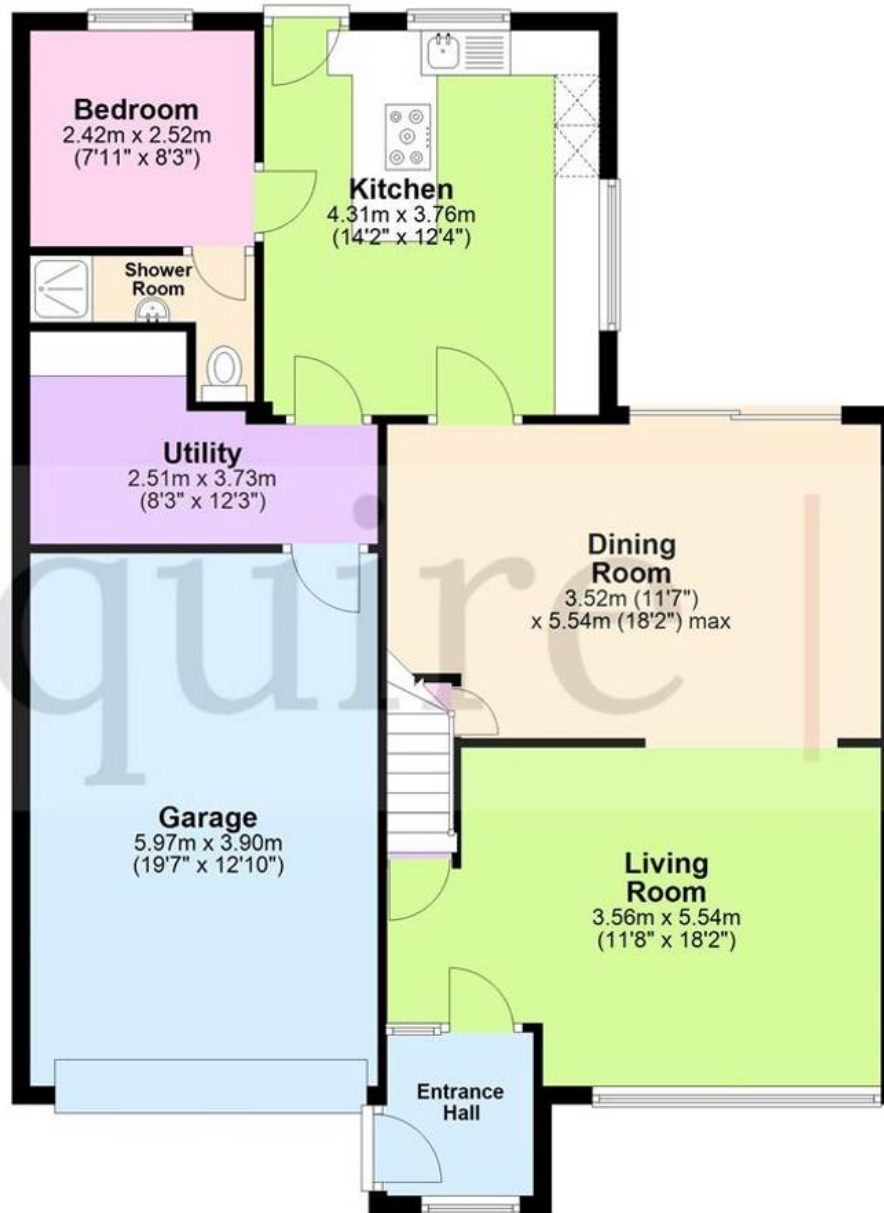
A fantastic opportunity to secure a family home in a prime location – early viewings recommended.

- 3/4 Bedrooms
- Semi Detached
- Contemporary kitchen
- Leverstock Green location
- Energy efficient all electric with solar panels
- Off road parking for 3 cars
- Ground floor 4th bedroom / office / snug with en-suite shower room



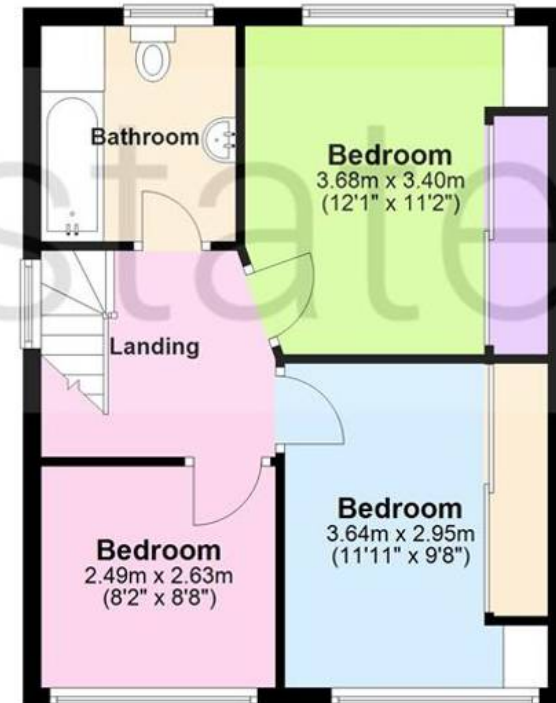
Ground Floor

Approx. 100.5 sq. metres (1082.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 142.7 sq. metres (1535.7 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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