

10 Kingcup Avenue,
Leverstock Green, Hemel
Hempstead, Hertfordshire,
HP2 4GF

David
Doyle
Sales and Lettings

Price £675,000 Freehold



This surprisingly spacious 5 bedroom family home is located on this sought after modern development in the popular area of Leverstock Green. This property is beautifully presented throughout and offers flexible accommodation with the benefit of off road parking and a garage.

The ground floor is arranged with an impressive open plan lounge kitchen dining room with bi fold doors that seamlessly offers access out to the rear gardens composite decked seating area. The kitchen has been fitted to a high standard and features a range of integrated appliances. The ground floor is completed with a useful guest cloak room and a welcoming entrance hall with a personal door to the garage and stairs leading to the first floor.

The first floor offers 3 bedrooms, a family bathroom and a laundry room. The master bedroom benefits from an ensuite shower room while bedroom 5 is currently used as a sitting room by the owners and also features a Juliet balcony. The family bathroom is fitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a wall hung vanity unit with a wash hand basin and storage drawers under, a low level WC, colour coordinated tiled walls and a chrome heated towel rail. The ensuite shower room is also fitted in white with chrome fittings and comprises a tiled shower with a glass shower door, a pedestal wash hand basin, low level WC, colour coordinated tiled walls and a chrome heated towel rail.

The second floor boasts 2 good sized bedrooms with double glazed windows to the rear aspect and a Velux window to the front aspect and a shower room. The shower room is fitted in white with chrome fittings and comprises a tiled shower with a glass shower door, a vanity unit with a wash hand basin and storage under, low level WC and a chrome heated towel rail.

The rear garden is arranged with low maintenance in mind and landscaped with a composite deck for outside entertaining, raised flower and vegetable planters, garden pond and a green house.

To the front of the property is an area with variegated herbaceous borders and a brick block driveway that offers access to the garage.

Viewing is highly recommended.

NO UPPER CHAIN.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

Spacious 5 bedroom family home located on this sought after modern development

Impressive open plan lounge kitchen dining room with bi fold doors

Utility room

Sitting room / Bedroom 5

Master bedroom with an ensuite shower room

Family bathroom and a separated shower room

Downstairs cloak room

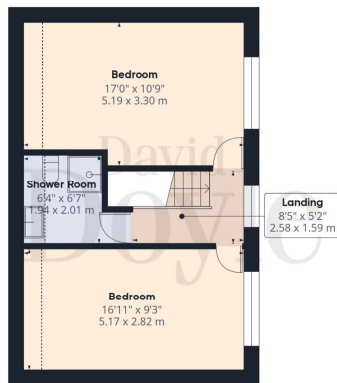
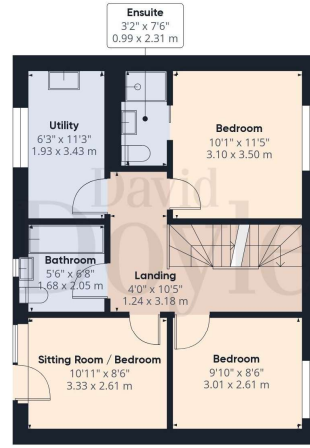
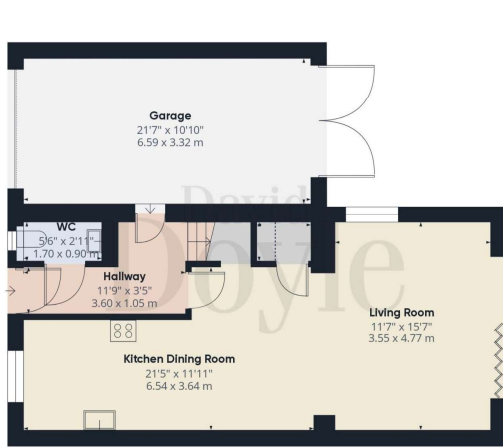
Rear garden

Garage

Viewing is a MUST

Council Tax Band E

Tenure -Freehold



Approximate total area⁽¹⁾

1692.75 ft²
157.26 m²

Reduced headroom

40.18 ft²
3.74 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

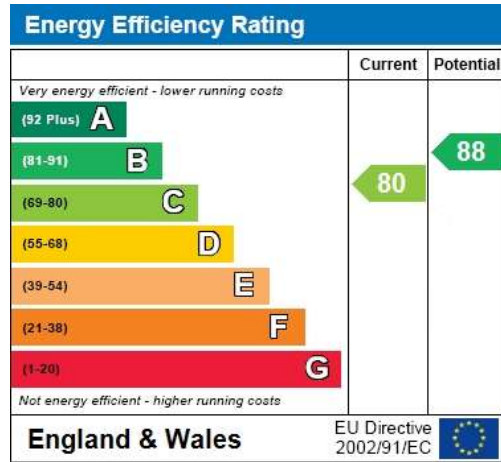


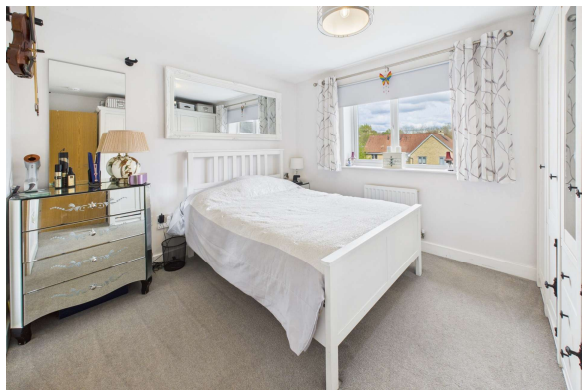
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

10 Kingcup Avenue, Leverstock Green, Hemel Hempstead, Hertfordshire, HP2 4GF

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? 2013

Council Tax Band E

This year council tax charge 2775.69

Tenure not sure

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick

Roof type Tile

Is your property supplied by mains electricity? Mains Supply

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Mains Supply

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre to the property FTTP

Do you have a telephone connection? Unknown

What parking facilities does your property have Private/driveway
Garage
driveway small

Please state any costs per annum for parking 0.00

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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