

**50 Autumn Glades, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP3 8UB**

David
Doyle
Sales and Lettings

Price £495,000 Freehold



This 3 bedroom semi detached family home with an ensuite shower room to the master bedroom, driveway and garage is located in this sought after cul de sac in the popular `Village` of Leverstock Green. The property is conveniently located for local shops, schools and amenities. The ground floor is arranged with a welcoming entrance hall that offers access to the guest cloak room and the generous living room. The study benefits from a range of fitted furniture and was formally the dining room but the vendors currently use the conservatory as a dining area . This conservatory also offers great flexibility off use and enjoys and views over the pleasantly private rear garden. The ground floor is completed with a fitted kitchen with a range of matching shaker style wall and floor mounted units and colour coordinated work surfaces. The first floor boasts 3 bedrooms, with the master bedroom benefiting from an ensuite shower room and a family bathroom. The bathroom is fitted with a Jacuzzi bath with a shower over and a fitted shower screen, a vanity unit with a wash hand basin with storage drawers under, a low level WC, a chrome heated towel rail and tiled walls with a feature tiled border. The property benefits from both front and rear gardens, the rear garden has been recently landscaped with low maintenance in mind and comprises a porcelain patio seating area, an area laid with artificial grass, replaced fenced boundaries, gated side access and an outside tap. To the side of the property is a driveway that offers excellent off road parking facilities and access to the garage via an up and over door. The garage has power and lighting, eaves storage, a double glazed window and a personal door to the rear garden. We understand from the vendor that the shower in the ensuite does not currently work but they have recently replaced the gas boiler to a combi boiler. With double glazing and gas heating to radiators viewing is highly recommended.

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. For the Commuter it is particularly convenient for the M1/M25 access points and is within easy access of St Albans and excellent railway links to London.

Spacious and superbly presented three Bedroom semi detached family home

Located in this popular residential situation and well located for local shops, schools, and ameniti

Master Bedroom with Ensuite Shower Room

Lounge

Study area

Conservatory / Dining Area

Fitted Kitchen

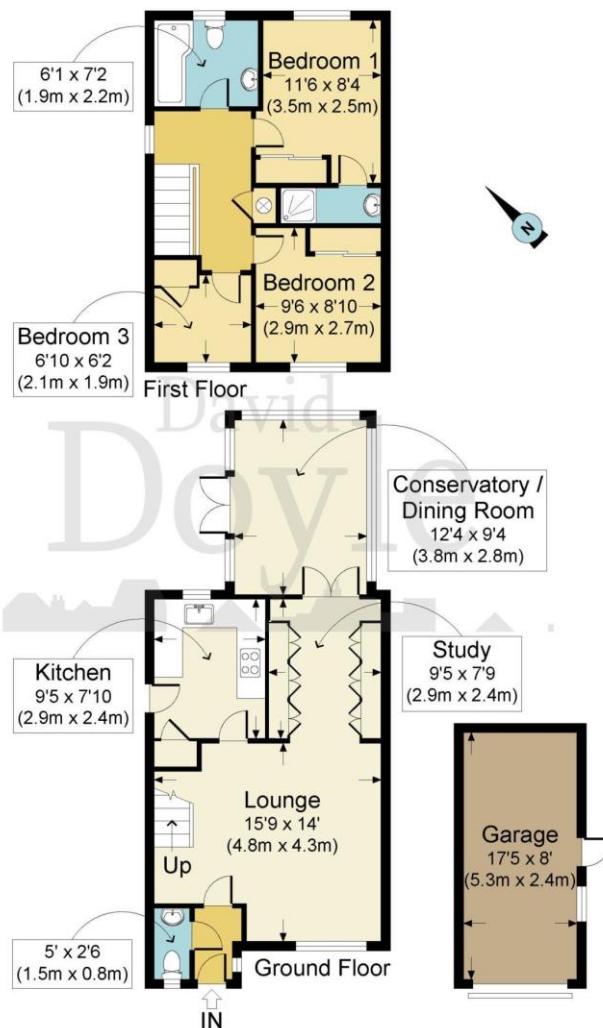
Downstairs Cloakroom and first floor Bathroom

Garage and off road parking facilities

Private Rear Garden

Council Tax Band E

Tenure -Freehold




AUTUMN GLADES, HP3 8UB

APPROX. GROSS INTERNAL FLOOR AREA 1045 SQ FT / 97 SQ M. INC. GARAGE
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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