

**38 Green Dell Way
Leverstock Green
HP3 8PX**

David
Doyle
Sales and Lettings

Offers Over £685,000 Freehold



An exceptional four bedroom semi detached family home with a large driveway and garage situated in this sought after Leverstock Green location convenient for local shops, amenities and travel links.

This rarely available property is being offered to the sales market in exceptional condition throughout and with annexe potential subject to the necessary planning consents. Currently, the accommodation comprises an entrance hall with stairs to the first floor and a door to the generous living room offering flexible use, an attractive feature fire and mantle and patio doors opening to a large conservatory/dining room enjoying views of the beautiful rear garden Accessed from the living room is the recently refitted kitchen arranged in a contemporary style with a vast range of wall and base units, integrated and free standing appliances, coordinating work surfaces and leading to an inner lobby with matching floor to ceiling units, a lovely seating area facing the garden with a door to a guest cloakroom and a useful utility room with space and plumbing for appliances, a sink and further work surfaces and a door to the integrated garage providing excellent storage and space for a vehicle. To the first floor is a spacious landing with loft access and two distinct areas leading to four bedrooms, the master suite occupying one side of the property making it particularly private and the other side of the property offering two further double bedrooms, a good sized fourth bedroom and large well maintained family bathroom. Externally, the rear garden is of fantastic size and attractively arranged with a generous lawn, patio seating areas, mature trees, plants and shrubs, fenced boundaries and a shed to the gardens end. To the front of the property is a driveway offering off street parking for multiple vehicles and access to the garage. With the

added benefits of gas central heating and double glazing, an appointment to view is a must to appreciate this fantastic family home.

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.

Extended Four Bedroom Semi Detached Family Home

Large Driveway & Garage

Exceptional Rear Garden

Fantastic Decorative Order Throughout

Sought After Leverstock Green Situation

Close To Schools, Amenities & Travel Links

Ensuite Master Bedroom With Walk In Wardrobe

Contemporary Kitchen & Separate Utility Room

Versatile Living Space

Viewing Advised

Council Tax Band E

Tenure -Freehold



Floor 1



Floor 1

Approximate total area⁽⁹⁾

1665.1 ft²
154.69 m²

Reduced headroom

5.63 ft²
0.52 m²

☐ Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360





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

38 Green Dell Way, Hemel Hempstead, Hertfordshire, HP3 8PX

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? 1968/1969

Council Tax Band E

This year council tax charge 2647.38

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Fibre

What parking facilities does your property have Private/driveway
Garage

Please state any costs per annum for parking N/A

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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