

David  
**Doyle**

 **MAYFAIR**  
OFFICE.CO.UK



**30 Poynders Hill  
Leverstock Green  
HP2 4PH**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Price £265,000 Leasehold**



Offered to the Sales Market for the first time, David Doyle are pleased to present this Two Double Bedroom Ground floor Maisonette with a communal courtyard garden and NO UPPER SALES CHAIN situated in the much sought after location of Leverstock Green which offers excellent amenities including a local parade of shops, highly regarded schooling and bus routes to St Albans and Hemel Hempstead. In need of updating and modernisation, the property has a front door opening to a covered area with doors to a store room (shared with the upstairs maisonette, the rear garden and a further door to the property itself. Internally, there is a vestibule with a storage cupboard and a door to the large well proportioned living room with pleasant views to the front aspect, an electric fire and doors to a kitchen and an inner hallway leading to Two Double Bedrooms, both with built in storage facilities and a family bathroom. Externally, the property has a shared courtyard garden with an attractive array of plants and shrubs and fenced boundaries. Further benefits include Double Glazing and Gas Central Heating. Call Now To View.

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.

## 2 Double Bedroom Ground Floor Maisonette

Leverstock Green Village situation

Large Living Room

Ample Storage Facilities

Requires Updating

Close to Travel Links & Bus Routes

Communal Garden

Double Glazing & GCH

NO UPPER CHAIN

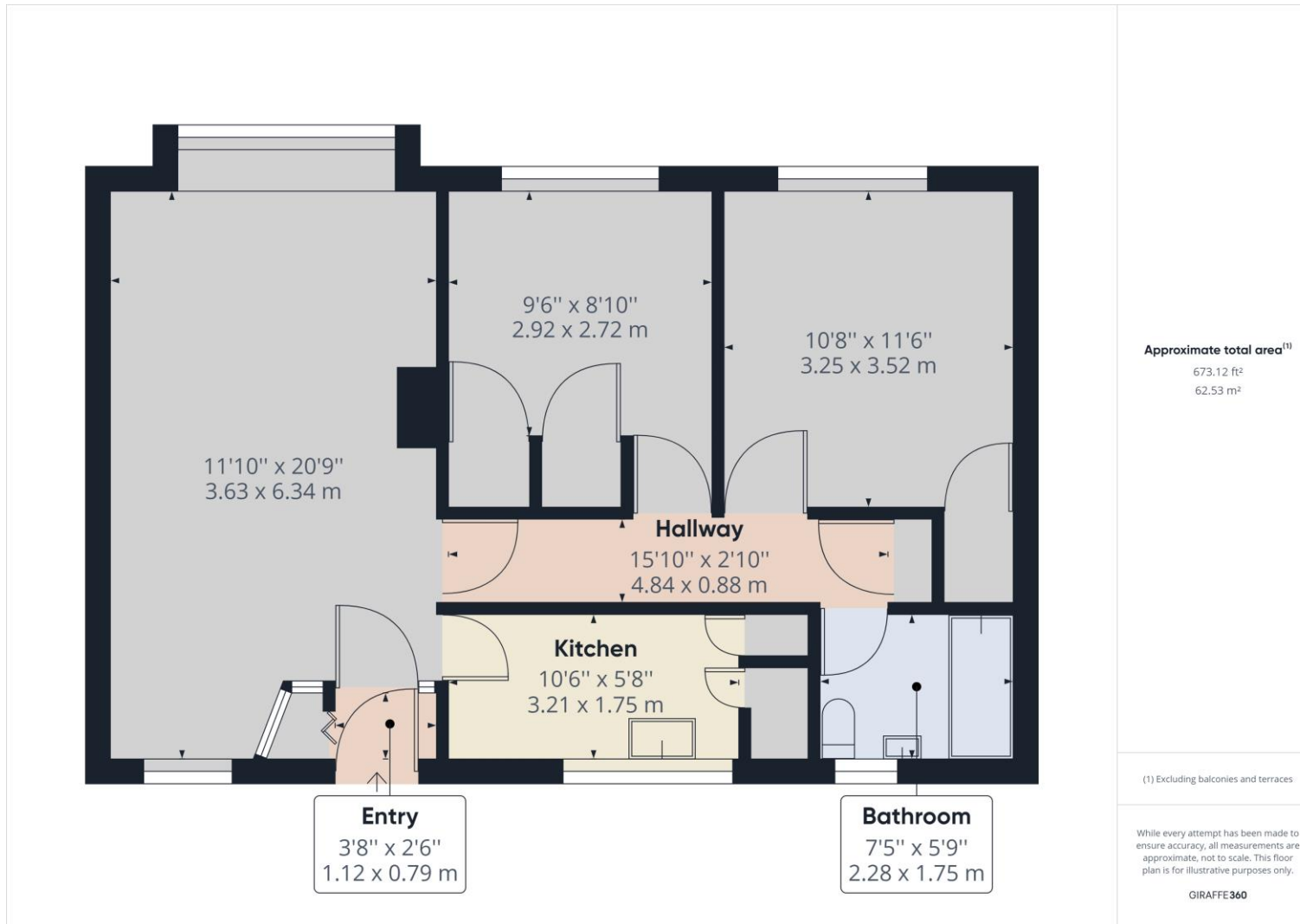
Call To View

David  
Doyle

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

 **MAYFAIR**  
OFFICE.CO.UK

Call **01442 248671** to arrange a viewing or register an interest



**30 Poynders Hill**  
**Leverstock green**  
**HP2 4PH**



Boxmoor Office  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671