

**28 Bartel Close, Leverstock  
Green, Hemel Hempstead,  
Hertfordshire, HP3 8LY**

David  
**Doyle**  
Sales and Lettings

**Guide Price £775,000** Freehold



This extended 3 bedroom detached home is situated in this sought after cul de sac in Leverstock Green and has been lovingly refurbished by the current owners and now offers well arranged and contemporary living. The ground floor features an open plan kitchen dining family room with a useful utility area, a separate lounge, a guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The kitchen has been finished to a high standard with a range of matching shaker style wall and floor mounted units, colour coordinated Quartz work surfaces with match upstandings and breakfast bar area, porcelain tiled flooring, a range of integrate appliances, recessed ceiling lighting and a pair of double glazed French doors that offer access to the rear garden. The first floor offers 3 bedroom and a luxuriously refitted family bathroom. The bathroom has been beautifully refitted with an enclosed shower cubical, panelled bath with mixer tap and shower attachment, a wall hung vanity units with a wash hand basin and storage drawers under, a low level WC, chrome heated towel rail, tiled flooring and part tiled walls. To the front of the property is an area laid to lawn with feature gravelling, gated side access to the rear garden and a driveway offering excellent off road parking facilities. To the side is a garage with an up and over door, power and lighting and a personal door also offering access from the rear garden. The southerly facing rear garden is pleasantly private and is landscaped with a porcelain patio seating area, an area laid to lawn, herbaceous borders, fenced boundaries and towards the end of the garden is a useful gym that could also be used as a home office. (The patio in the rear garden is currently being laid) This property is situated in this pleasantly private position within this sought

after cul de sac that offers convenient access to local shops, schools and amenities 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.

Extended and refurbished 3 bedroom detached home

Located in this sought after cul de sac in popular Leverstock Green

Close to local shops, schools and amenities

Impressive open plan kitchen dining family room

Separate lounge

Guest cloak room

Luxuriously refitted family bathroom

Pleasantly private southerly facing rear garden

Garage. Driveway

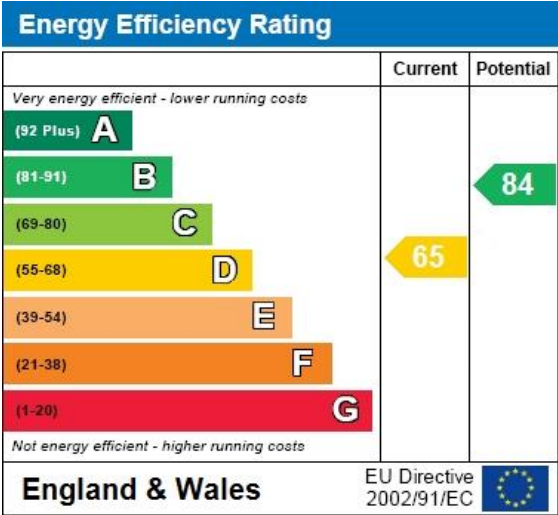
Viewing is a MUST

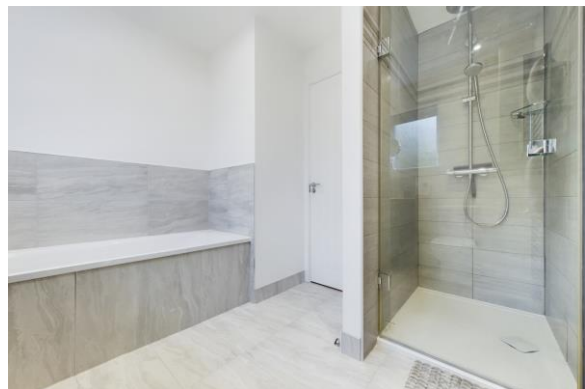
Council Tax Band E

Tenure -Freehold



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