

David Doyle

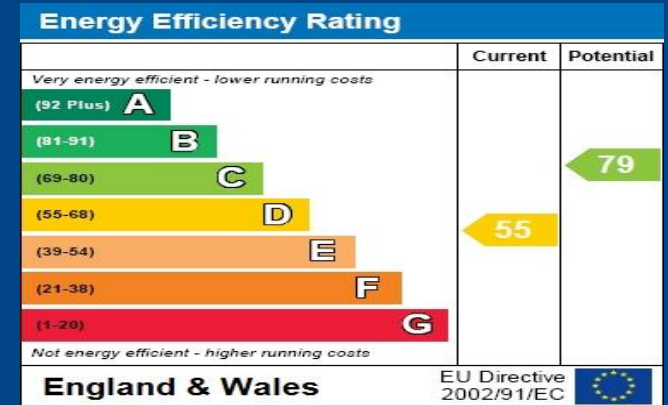
 **MAYFAIR**
OFFICE.CO.UK



**21 Crossfell Road
Leverstock Green
Hemel Hempstead
HP3 8RF**

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk

Offers in Excess of £550,000 Freehold



Well presented 3 bedroom semi detached family home located in the highly sought after area of Leverstock Green. Conveniently located for local shops, schools, Leverstock Green 'Village' Green and cricket club. Lounge dining room with feature fireplace. Conservatory. Kitchen. First floor Bathroom. Double glazing. Gas heating to radiators. Garage. Driveway. South facing rear garden.

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.

Double glazed front door to:-

PORCH

Dual aspect with double glazed windows to both front and side aspects. Wall light. Tiled flooring. Pair of multi glazed doors opening in to:-

ENTRANCE HALL

Stairs leading to the first floor. Under stairs storage cupboard. Radiator.

LOUNGE DINING ROOM

Double glazed window and double glazed patio doors opening on to the rear garden. Feature fire with a Marble hearth, surround, Oak mantle and real flame effect coals burning gas fire. Wall lights. Radiators. Pair of double French

doors opening in to:-

CONSERVATORY

Dual aspect with double glazed windows over lower brick walls and fitted blinds to both side and rear aspects. Wall lights. Tiled flooring. Radiator. Pair of double glazed French doors opening on to the rear garden.

KITCHEN

Fitted with 1 1/2 bowl single drainer sink unit with mixer tap and a range of matching wall and floor mounted units comprising of both cupboards and drawers with the benefit of matching cornice, plinths, pelmets and concealed lighting. Colour coordinated work surfaces and part tiled walls. Integrated stainless steel NEFF oven / grill. Integrated 4 burner gas hob with extractor over. Integrated fridge. Integrated dishwasher. Space and plumbing for an automatic washing machine. Tiled flooring. Recessed ceiling lighting. Double glazed window. Double glazed door to:-

SIDE LOBBY

Double glazed door to the front access. Outside tap. Personal door to the garage.

FIRST FLOOR

LANDING

Access to a part boarded loft space with a fitted light via a pull down loft ladder. Shelved airing cupboard.

BEDROOM ONE

Double glazed windows. Built in wardrobe. Range of mirror fronted wardrobes to one wall. Recessed ceiling lighting. Radiator.

BEDROOM TWO

Double glazed window. Radiator.

BEDROOM THREE

Double glazed window. Built in wardrobe. Wood effect flooring. Radiator.

BATHROOM

Fitted in white with chrome fittings and comprising of a tiled shower cubicle with an Aqualisa shower and fitted shower door. Panelled bath with mixer tap, pedestal wash hand basin with mixer tap and a low level WC. Colour coordinated part tiled walls with decorative tiled border. Recessed ceiling lighting. Radiator. Double glazed windows.

OUTSIDE

DRIVEWAY

Tumble brick block driveway providing excellent off road parking facilities.

GARAGE

Up and over door. Power and lighting. Double glazed door to the rear garden.

FRONT GARDEN

Mainly laid to lawn with herbaceous borders.

REAR GARDEN

Pleasantly private and well arranged southerly facing rear garden both patio and decked seating areas otherwise laid to lawn with herbaceous borders and fenced boundaries. Outside tap, power and lighting.

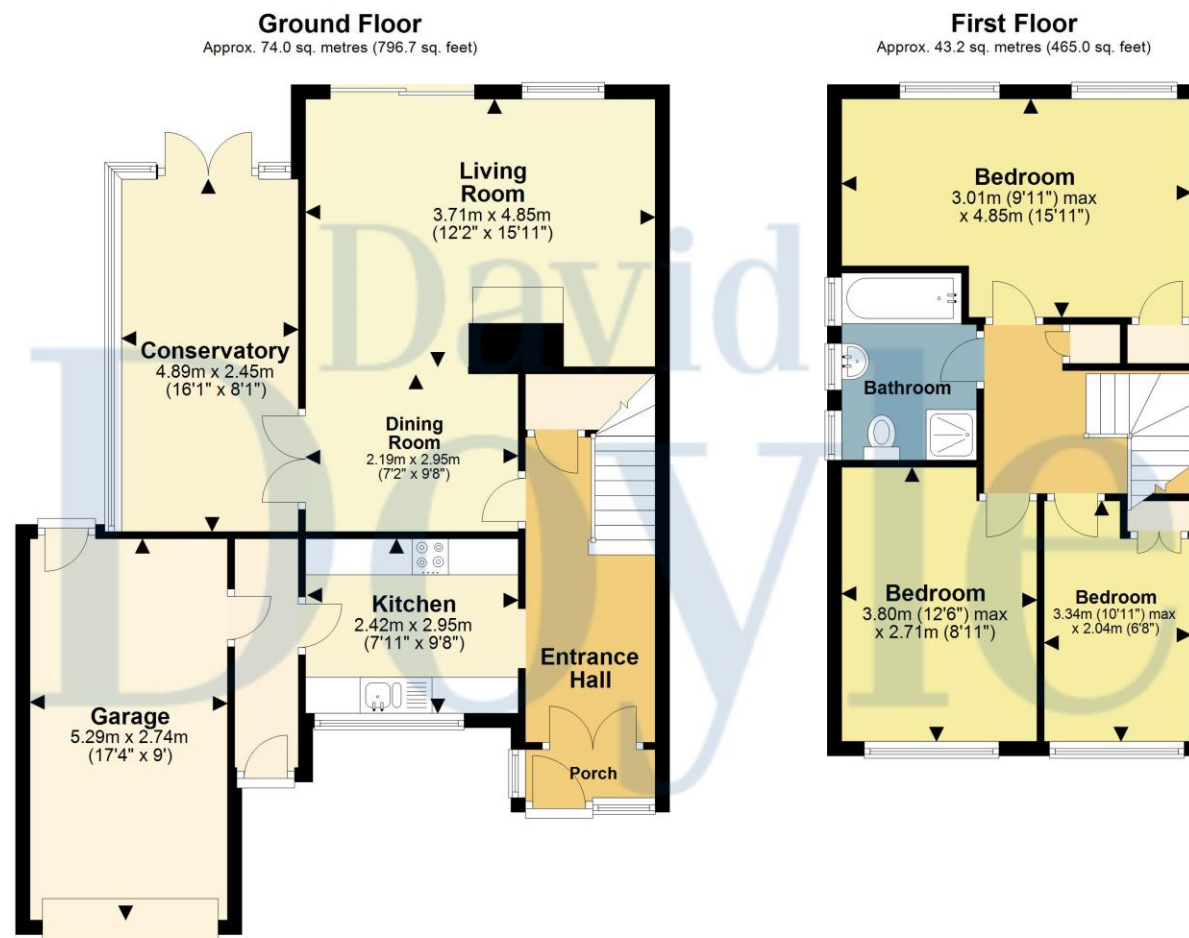
David
Doyle

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



Total area: approx. 117.2 sq. metres (1261.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

**21 Crossfell Road
Leverstock Green
Hemel Hempstead
HP3 8RF**



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