

15 Kilncroft
Leverstock Green
HP3 8HH

David
Doyle
Sales and Lettings

Offers in Excess of £800,000 Freehold



Four Bedroom Detached Family home with Two Garages and Driveways to the front and rear situated in this sought after Leverstock Green Road close to excellent amenities and highly regarded schools. The accommodation comprises a large porch area opening to an entrance hall with stairs to the first floor and doors to a guest cloakroom, a generous lounge with dual aspect views and leading to the dining room and separate study area with wood floors throughout. Also accessed from the hallway is the modern refitted kitchen with a range of wall and base units, range cooker and white goods, a breakfast bar, bi fold doors opening to the rear garden and a personal door opening to a covered side passage leading to a useful utility area and a double length garage offering light and power. The first floor accommodation is extremely spacious comprising a landing with loft access and doors to four bedrooms, the master with a newly renovated en-suite bathroom and dressing area, bedroom two incorporating a newly renovated modern en-suite shower area, two further double bedrooms. Externally, the garden is pleasantly private arranged with a patio area otherwise laid to lawn with plant and shrub borders, wall and fenced boundaries, a separate garage and driveway to the rear. The front of the property has a generous carriage driveway providing excellent off-street parking and access to the double length garage. With a footprint of over 2300 Square feet and with the option to convert out buildings into flexible living space. This is a very quiet street with no through roads, in a sought after area. There is NO UPPER CHAIN, an internal appointment to view this rarely available property is highly recommended.

Leverstock Green ‘village` has its own Village Green and cricket club, Village Hall, tennis club, 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.

Four Bedroom Family Home

Two Garages & Driveways

Recently Updated

Over 2300 Square Feet

Two En Suites

Sought After Leverstock Green Situation

Two Reception Rooms & Study

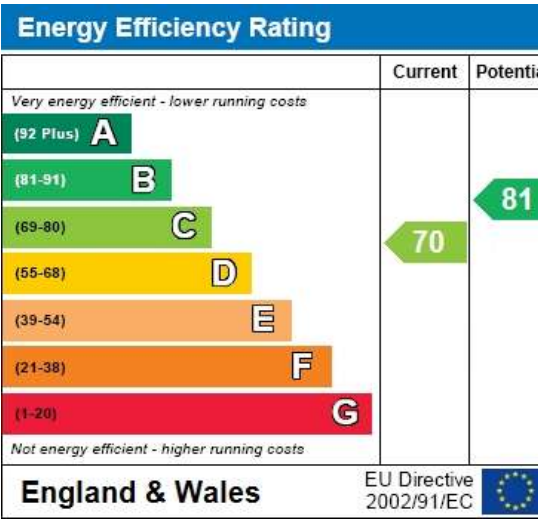
NO UPPER CHAIN

Call To View

Council Tax Band G

Tenure -Freehold

Scan here for more details







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

15 Kilncroft, Hemel Hempstead, Hertfordshire, HP3 8HH

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?	1971
Council Tax Band	G
This year council tax charge	£3400
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	0
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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