

**81 Leverstock Green Road,
Leverstock Green, Hemel
Hempstead, Hertfordshire,
HP3 8PR**

David
Doyle
Sales and Lettings

Offers Over £500,000 Freehold



Located in the DESIRABLE AREA of Leverstock Green, this CHARMING SEMI-DETACHED EDWARDIAN HOME boasts 3 BEDROOMS, a GARAGE, and is in CLOSE PROXIMITY to LOCAL SHOPS and AMENITIES. Enhancing its CHARACTER is the WELCOMING LOUNGE featuring a BAY WINDOW and an FEATURE FIREPLACE, while the DINING ROOM provides space for ENTERTAINING. The MODERNISED KITCHEN and UTILITY ROOM provide added CONVENIENCE. The THIRD BEDROOM/GARDEN ROOM opens onto a BEAUTIFULLY LANDSCAPED COURTYARD GARDEN with PAVED AREAS and TASTEFUL HERBACEOUS BORDERS. The property also features a DOWNSTAIRS and FIRST FLOOR SHOWER ROOM. A MUST SEE for those seeking a STUNNING HOME in this SOUGHT AFTER LOCATION.

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.

3 Bedroom Edwardian Semi Detached Home

Welcoming Lounge with Bay Window and Fireplace

Spacious Dining Room

Modernised Kitchen and Utility Area

Third Bedroom/Garden Room

Downstairs and first floor Shower Room

Beautifully Landscaped Courtyard Garden

Garage to the rear

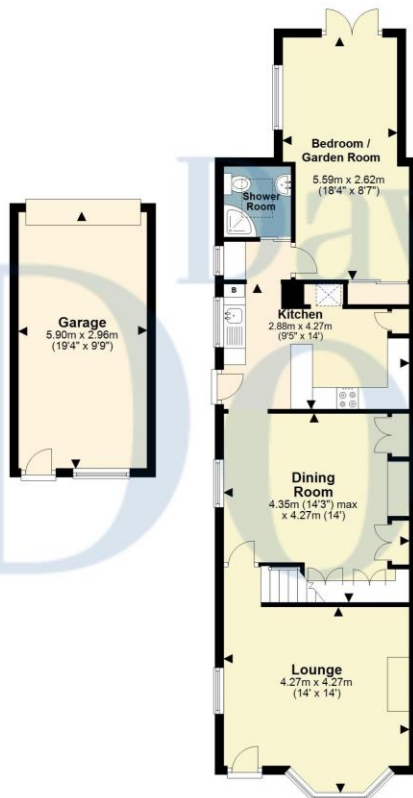
Conveniently located for local shops and amenities

Viewing is a MUST

Council Tax Band E

Tenure -Freehold

Ground Floor
Approx. 85.2 sq. metres (917.4 sq. feet)

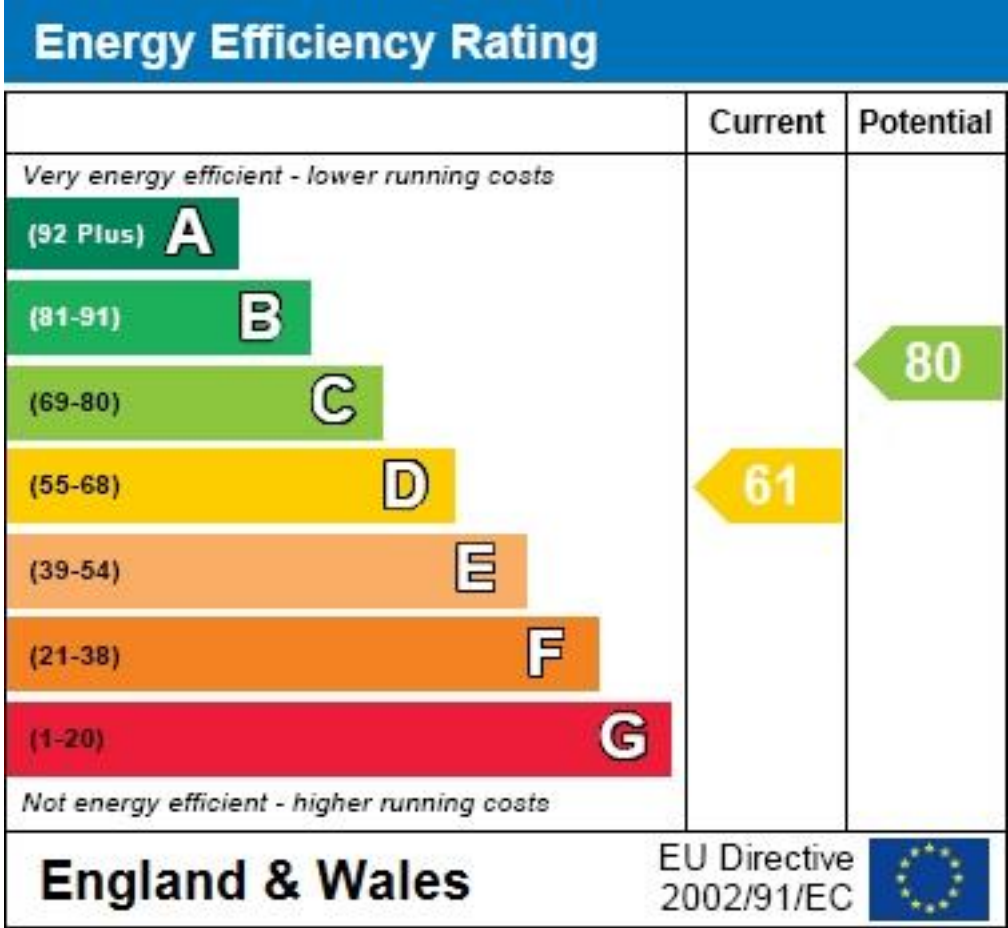


First Floor
Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 126.0 sq. metres (1355.7 sq. feet)

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





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

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