David Doyle

MAYFAIR OFFICE.CO.UK

10 Brickfield Avenue
Leverstock Green
HP3 8NP

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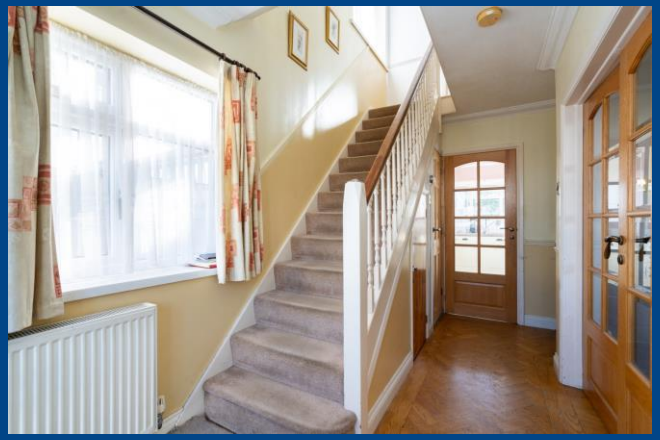
OIEO £600,000 Freehold



David Doyle are delighted to offer to the sales market this rarely available three bedroom semi detached family home with garage and driveway situated in this highly sought after Leverstock Green side road close to excellent amenities, highly regarded schooling and with excellent travel links close at hand. This well proportioned family home has been well maintained by the current owner and is offered in good order throughout but has scope for further updating and extension (subject to the necessary planning consents). The accommodation comprises a hallway with an understairs storage cupboard, a guest cloakroom, stairs to the first floor and doors to a spacious dual aspect lounge/dining room with parquet flooring, a feature gas fire and mantle and patio doors opening to the rear garden. Also accessed from the hallway is the refitted kitchen arranged with a range of wall and base units, integrated appliances, coordinating work surfaces and space and plumbing for white goods.The first floor accommodation is surprisingly spacious and comprises a generous landing with loft access and doors to three bedrooms, two of them generous doubles and a recently refitted luxurious four piece family bathroom. Externally, the garden is of good size and mostly laid to lawn with sleeper planters, fenced boundaries, a detached garage with light, power and a further storage area to the rear. To the front of the property is a large brick blocked driveway with space for multiple vehicles , gated access to a further driveway and access to the garage. Viewing 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. 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.

Three Bedroom Family Home

Semi Detached

Garage & Large Drive

Sought After Leverstock Green Situation

Close To Schools & Amenities

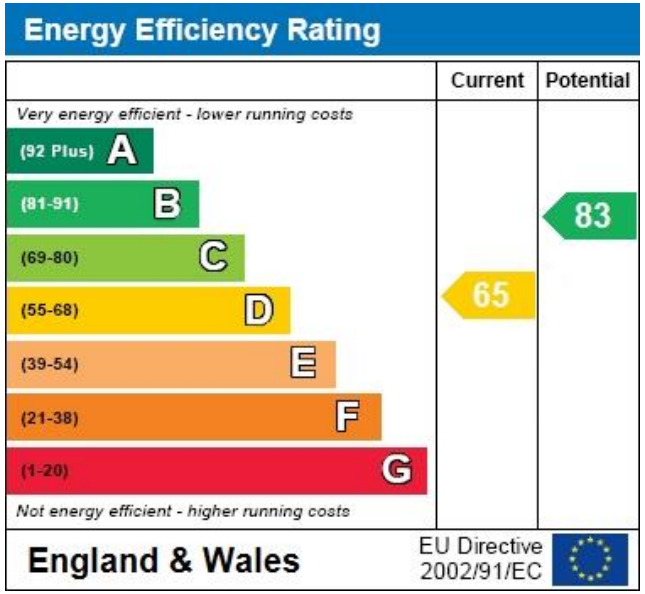
Contemporary Family Bathroom

Downstairs Cloaks

Parquet Flooring To Living Room

Potential To Extend (STNPC)

Viewing Advised



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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.

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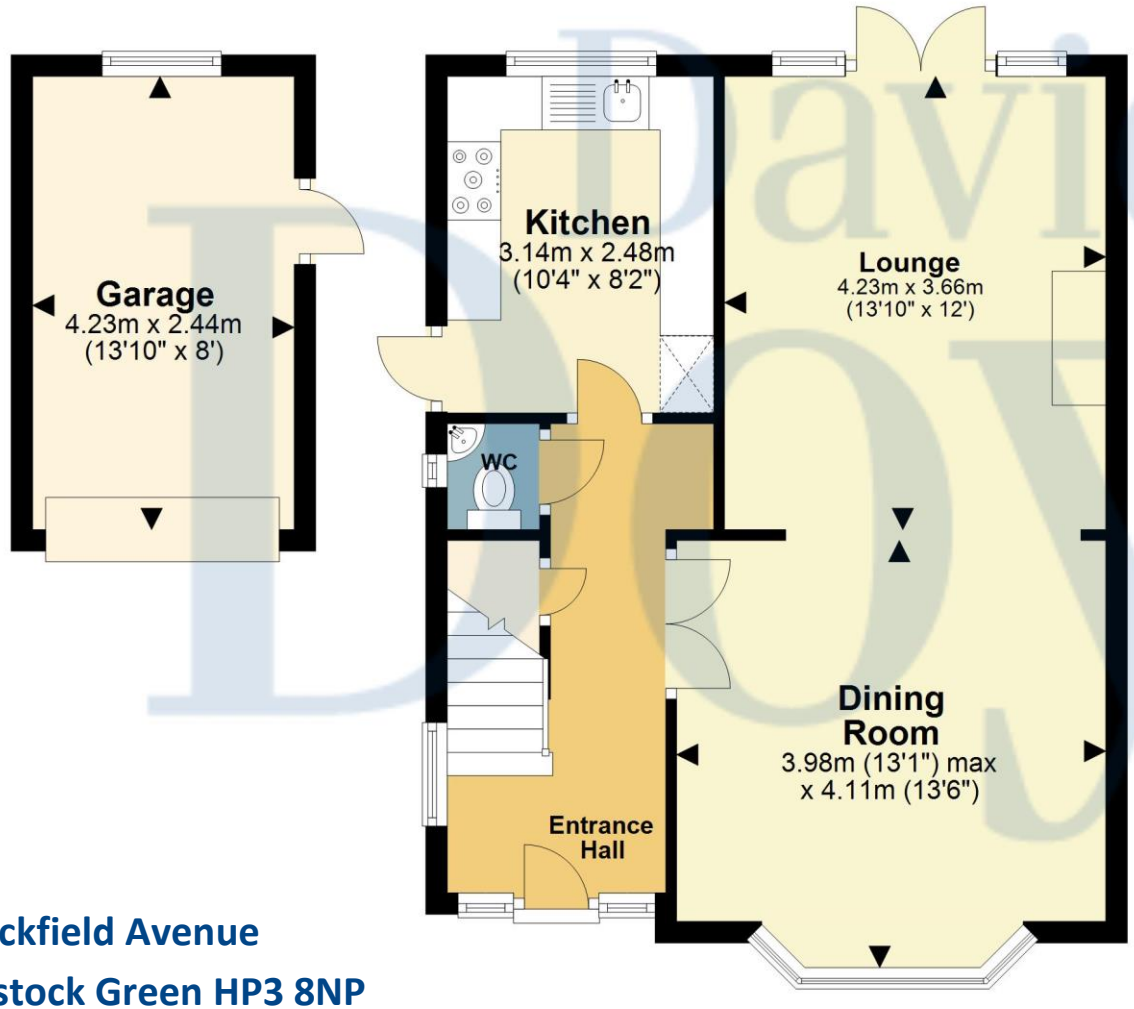
Call **01442 248671** to arrange a viewing or register an interest

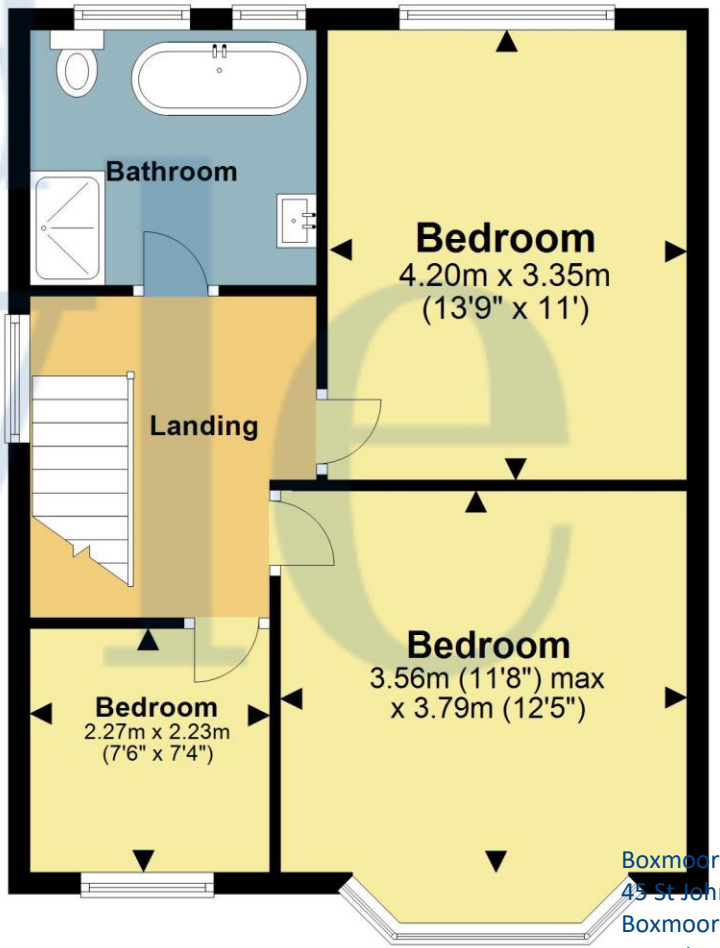
Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



10 Brickfield Avenue
Leverstock Green HP3 8NP

Total area: approx. 107.8 sq. metres (1160.7 sq. feet)

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