

**Maple Lodge, Bedmond Road,  
Leverstock Green, Hemel  
Hempstead, Hertfordshire,  
HP3 8LJ**

**David  
Doyle**  
Sales and Lettings

**Price £1,000,000** Freehold



Located in the highly sought after area of Leverstock Green is this architect designed 5 bedroom detached family home built by Beechwood Homes in 2005. This superb family home offers spacious and well presented accommodation with a generous dual aspect living room, an impressive master bedroom with an ensuite shower room and bedroom 2 that also benefits from an ensuite. The property is conveniently located for sought after schooling, local shops, amenities, local buses, mainline stations, motorway networks with the Cathedral City of St Albans close to hand.

Entrance to Maple Lodge is through twin doors with ornate stained glass windows into the ground floor with an impressive entrance hall with herringbone wood effect flooring and stairs leading to the first floor. The dual aspect living room is of a good size and benefits from a pair of French doors that offer access out to the rear garden with a patio seating area. The lounge also has a gas fire set in an attractive marble surrounding. The kitchen breakfast room is fitted with a range of wall and floor mounted shaker style units, colour coordinated granite worksurfaces, tiled splashbacks, a range of integrated appliances along with a smeg dual fuel range cooker and a Samsung American fridge freezer. The ground floor is completed by a good sized dining room, study, a useful guest cloak room and a storage cupboard.

The first floor features 5 bedrooms, with the master bedroom and bedroom 2 benefiting from ensuite shower rooms and a family bathroom. The master bedroom is an outstanding feature with

a range of fitted wardrobes and an ensuite shower room that is fitted in white with chrome fittings and granite surface. The 4 piece family bathroom is also fitted in white with chrome fittings and kardeen flooring has been fitted throughout all ensuites, bathroom and downstairs cloakroom. All of other four bedrooms have fitted floor to ceiling wardrobes. A large airing cupboard housing a Megaflo boiler and storage is accessible from the landing. Loft access is gained via an extendable dropdown loft ladder where fixed flooring has been laid to provide further storage space.

The property has sealed UVPC double glazed windows and patio doors throughout.

To the front of the property is a brick block driveway that offers excellent off road parking for up to four vehicles and an area laid to lawn with flower bed border. The garage benefits from power, lighting and a personal door that offers rear access.

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to lawn, variegated herbaceous borders, a useful garden shed, external power sockets, tap and sensor security lighting. The property also has the benefit of a wired security alarm, external security cameras and a wired RING door bell with camera.

Viewing is highly recommended to fully appreciate this fantastic family home.

#### NO UPPER CHAIN

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.

Spacious and well presented 5 bedroom detached family home

Sought after Leverstock Green location

Dual aspect living room

Kitchen breakfast room

Dining room. Study. Guest cloak room

Impressive master bedroom with an ensuite shower room

Bedroom 2 also benefits from an ensuite shower room

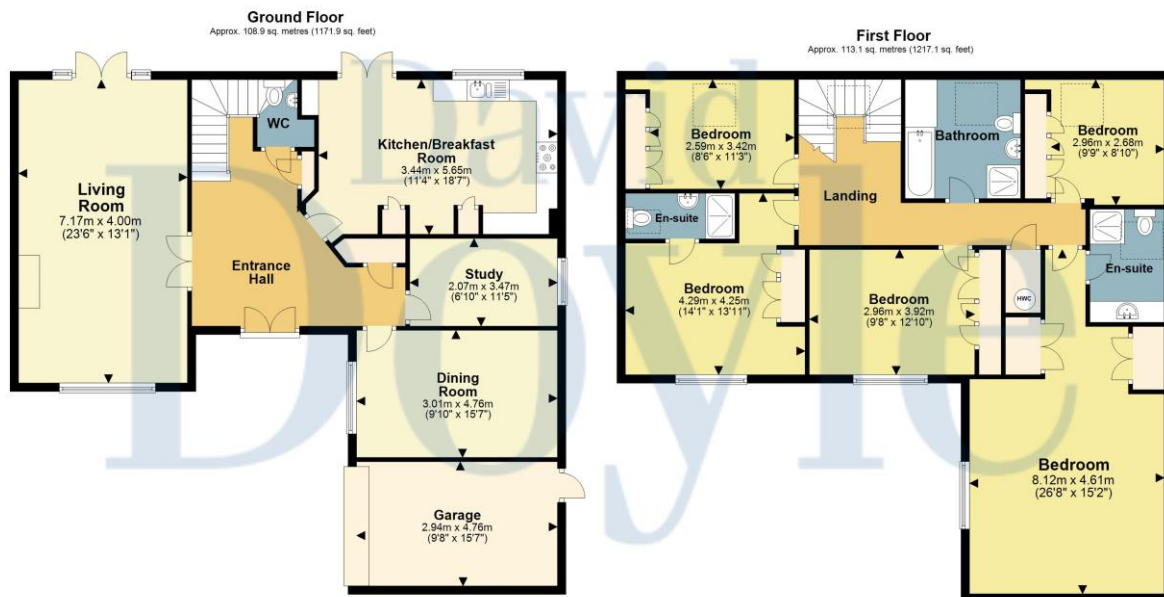
Family bathroom

Garage. Driveway. Pleasantly private rear garden

#### NO UPPER CHAIN

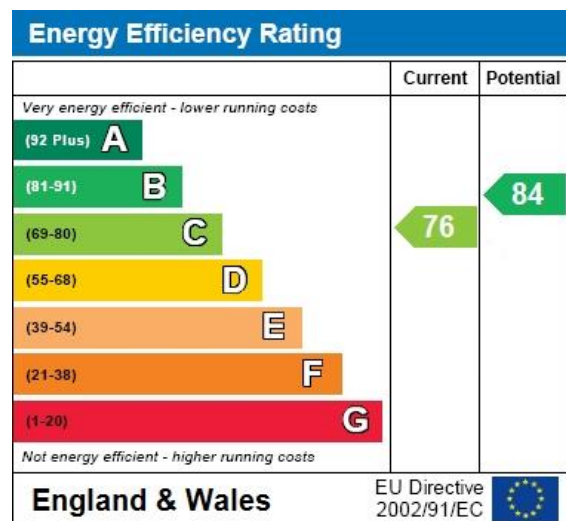
Council Tax Band G

Tenure -Freehold



Total area: approx. 221.9 sq. metres (2388.9 sq. feet)  
 Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
 Plan produced using PlanUp.

Scan here for more details







**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## Maple Lodge, Bedmond Road, Leverstock Green, Hemel Hempstead, Hertfordshire, HP3 8LJ

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? 2005

Council Tax Band G

This year council tax charge £3610

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 Not applicable

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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