

49 Poynders Hill
Leverstock Green
HP2 4PJ

David
Doyle
Sales and Lettings

Price £460,000 Freehold



David Doyle are delighted to offer to the sales market this well presented four bedroom family home situated on a large corner plot in this popular Leverstock Green side road close to excellent amenities, highly regarded schooling and excellent travel links. The property has been well maintained and updated by the current owner and comprises an entrance hall with doors to the guest cloakroom, the study/breakfast room with a large storage cupboard housing the boiler and a personal door to the side, the bright and spacious dual aspect living/dining room with a feature fireplace and mantle and patio doors to the rear garden. Finishing the ground floor accommodation is the refitted kitchen offering a range of wall and base units, coordinating work surfaces, an integrated oven and hob, space and plumbing for white goods and a personal door to the rear garden. To the first floor is a spacious landing with access to the loft and doors to four bedrooms, all with fitted storage cupboards/wardrobes and finishing the first floor accommodation is the refitted family bathroom comprising a white suite and chrome sanitary ware. Externally, the rear garden is a particular feature of the property being positioned on a very large corner plot, generous in size and arranged with a large patio seating area, otherwise laid to lawn with mature plants and shrubs, fenced boundaries, a shed and greenhouse to the gardens end and gated rear access. To the side of the property is a large area offering excellent scope for an extension or potentially a separate dwelling subject to the necessary planning consents and access to the front of the property arranged with a further garden area, walled boundaries and a pathway to the front door.

Offered with gas central heating, double glazing and NO UPPER CHAIN, an internal viewing is much advised to appreciate this excellent family home.

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.

Four Bedroom Family Home

Potential For Extension Or Development (STNPC)

Leverstock Green Situation

Good Order Throughout

Refitted Kitchen & Bathroom

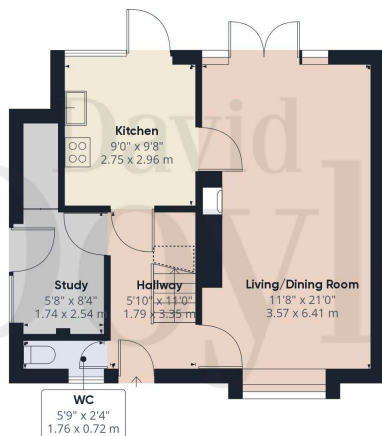
Generous Garden With Rear Access

Close To Amenities & Travel Links

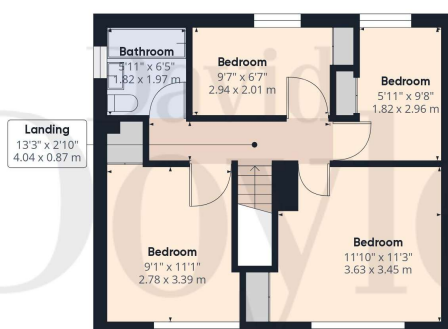
NO UPPER CHAIN

Viewing Advised

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾959.84 ft²89.17 m²

Reduced headroom

13.84 ft²1.29 m²

Excluding balconies and terraces


☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

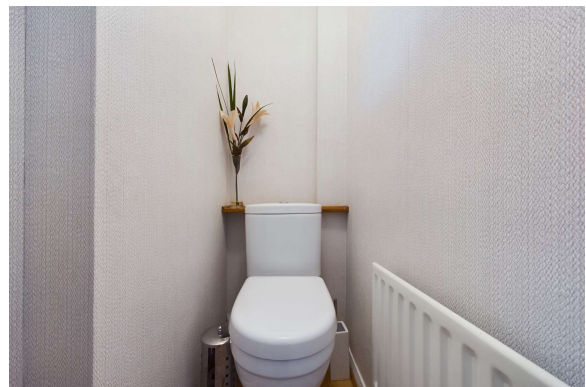
GIRAFFE 360

Scan here for more details



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-Plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>84</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	





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

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