

7 Oakhill Close
Leverstock Green
HP2 4FZ

David
Doyle
Sales and Lettings

Guide Price £850,000 Freehold



David Doyle are delighted to offer to the sales market this beautifully presented four bedroom detached property with a garage and extensive driveway located on the prestigious `Oakwood Gate` development close to Leverstock Green Village, open countryside and travel links. Constructed in 2016 to a high specification by Croudace Homes, the property occupies an enviable tucked away position on the development and offers spacious and well planned accommodation approaching 1600 sq ft. This comprises a bright and welcoming entrance hall with doors to a generous dual aspect living room with patio doors onto the rear garden, a spacious dining room, guest WC and the beautiful kitchen/breakfast room arranged with a vast range of wall and base units, coordinating work surfaces and integrated appliances, a distinct dining area and patio doors opening to the rear garden. To the first floor there are four bedrooms, two of which are generous doubles, both enjoying ensuite shower facilities and the master bedroom with fitted wardrobes. Finishing the accommodation is the family bathroom and generous landing with loft access. Externally, the rear garden is a particular feature of the property being landscaped and arranged with a patio seating area and an artificial lawn with walled boundaries providing privacy and a personal door to the larger than average garage. To the front and side of the property are mature garden areas, off street parking for multiple vehicles and access to the garage. With benefits including three years remaining on the new build warranty and NO UPPER CHAIN, an appointment to view this exceptional home is highly recommended.

Oakhill Close forms part of the attractive Oakwood Gate development, situated in the village of Leverstock Green and nestled in the Hertfordshire countryside. Local amenities are plentiful, with a primary school, two pubs and a Post Office all within walking distance, and both Hemel Hempstead and St Albans are easily reached, making it ideally positioned for a range of schooling options and for access into London.

Four Bedroom Detached Property

Driveway And Garage

Constructed In 2016

Leverstock Green Situation

Immaculate Condition

Dual aspect Views To Many Rooms

Bespoke Shutters

Landscaped Rear Garden

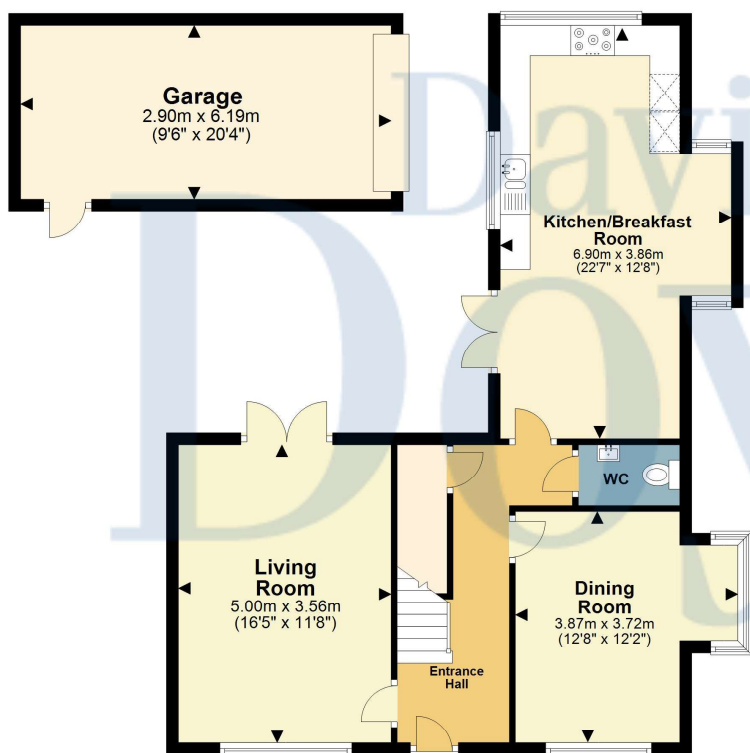
NO UPPER CHAIN

Viewing Advised

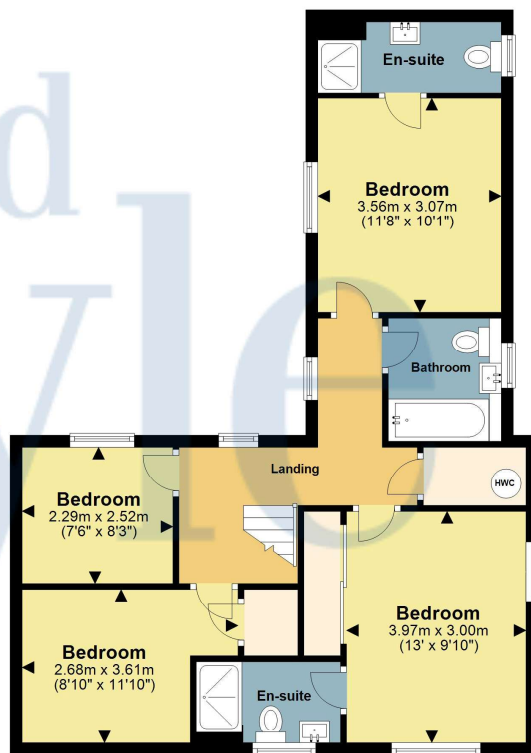
Council Tax Band G

Tenure -Freehold

Ground Floor
Approx. 84.4 sq. metres (908.2 sq. feet)



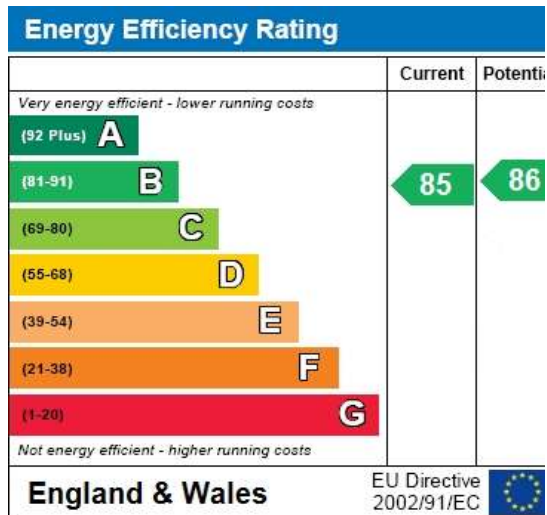
First Floor
Approx. 63.9 sq. metres (687.6 sq. feet)

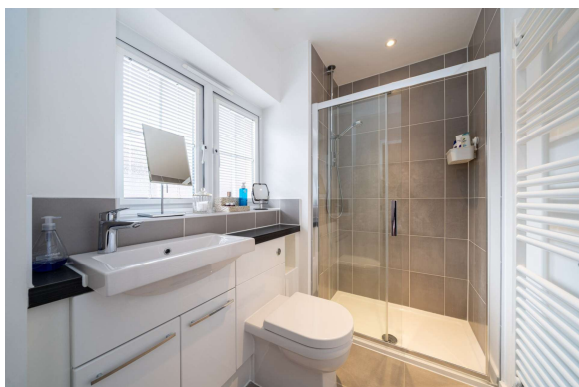


Total area: approx. 148.3 sq. metres (1595.8 sq. feet)

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 TO BOOK A VIEWING

7 Oakhill Close, Hemel Hempstead, Hertfordshire, HP2 4FZ

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?	2016
Council Tax Band	G
This year council tax charge	3443.77
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£425.28 per annum, HML PM Ltd. This service charge covers services, repairs and maintenance to the estate which includes the roads.
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	None

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 is 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? Yes

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

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.