

**1a Hartsbourne Way,
Leverstock Green, Hemel
Hempstead, Hertfordshire,
HP2 4PS**

David
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Sales and Lettings

Price £425,000 Freehold



This well presented end of terrace home boasts 2 spacious double bedrooms and is located in the highly desirable area of Leverstock Green. It offers a well designed and stylish living spaces, and is conveniently situated near local shops, schools, amenities, and the picturesque Leverstock Green `Village` Green. The property features an inviting open plan layout, with the kitchen, shower room, and guest cloak room recently upgraded by the current owner. The kitchen, fitted to a high standard, showcases colour-coordinated wall and floor mounted units, Quartz work surfaces, and a range of integrated appliances. The kitchen seamlessly flows into the lounge dining area, with a pair of double glazed French doors that open onto the rear garden. The ground floor also includes an entrance hall and a convenient guest cloakroom. Upstairs, there are two double bedrooms, both equipped with fitted wardrobes, and a luxuriously refitted shower room. Externally, the property offers off road parking at the front and a pleasantly private rear garden with a patio seating area and useful side access. While the owner has upgrade the property, the new owner has the opportunity to personalise the space further by fitting there own flooring and kitchen splashback. Viewing is highly recommended to fully appreciate the beauty and potential of this delightful 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. For the Commuter it is particularly

convenient for the M1/M25 access points and is within easy access of St Albans and excellent railway links to London.

Well presented 2 double bedroom end of terrace home

Sought after Leverstock Green location

Open plan lounge kitchen dining room

Ground floor guest cloak room

First floor shower room

Built in wardrobes to both bedrooms

Pleasantly private rear garden

Driveway

Recently replaced Kitchen, Shower Room and Guest Cloak Room

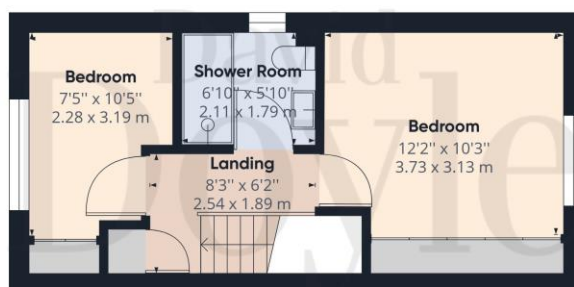
Viewing is a MUST

Council Tax Band C

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area⁽¹⁾

639.86 ft²
59.44 m²

Reduced headroom

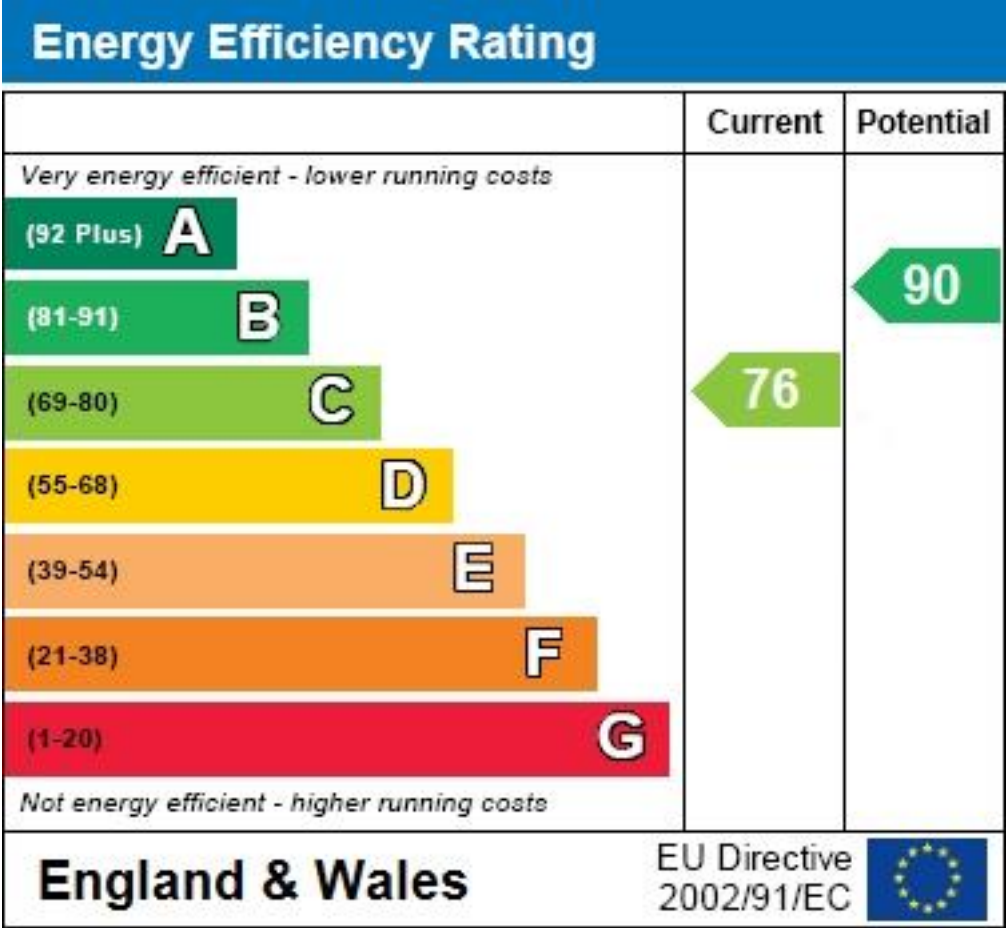
9.67 ft²
0.90 m²

(1) 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.

GIRAFFE360





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

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