

9 Hartsbourne Way  
Leverstock Green  
HP2 4PS

Price £695,000 Freehold

David  
**Doyle**  
Sales and Lettings



Situated in sought after Leverstock Green, a rare opportunity to purchase two adjoining properties currently with shared access but with potential to split subject to necessary planning consents and benefiting from extensive off street parking facilities. The main residence comprises a spacious entrance hall, guest WC, dual aspect living room and large kitchen/ breakfast room to the ground floor. To the first floor is a generous landing with loft access, family shower room and three generous bedrooms, the master with a range of fitted wardrobes. Accessed from the ground floor kitchen/breakfast room is a hallway to the adjoining property which can also be accessed independently by its own front door. Doors from the hallway lead to a kitchen/breakfast room, large living room, conservatory and stairs to the first floor which offers a generous double bedroom and larger than average en suite bathroom. Externally the property benefits from a large and beautifully landscaped rear garden, attractively arranged with a patio seating area leading to a generous lawn, mature plants and shrubs, fenced and walled boundaries and a shed to the gardens end. We also understand from the vendor there is parking to the rear although covered at present. To the front of the property is a driveway offering excellent off street parking facilities with hedged boundaries. We highly recommend an internal viewing to appreciate this bespoke and very versatile accommodation.

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.

Rarely Available

Two Ajoining Properties

Perfect For Multi Generational Living

Good Order Throughout

Driveway

Generous Landscaped Rear Garden

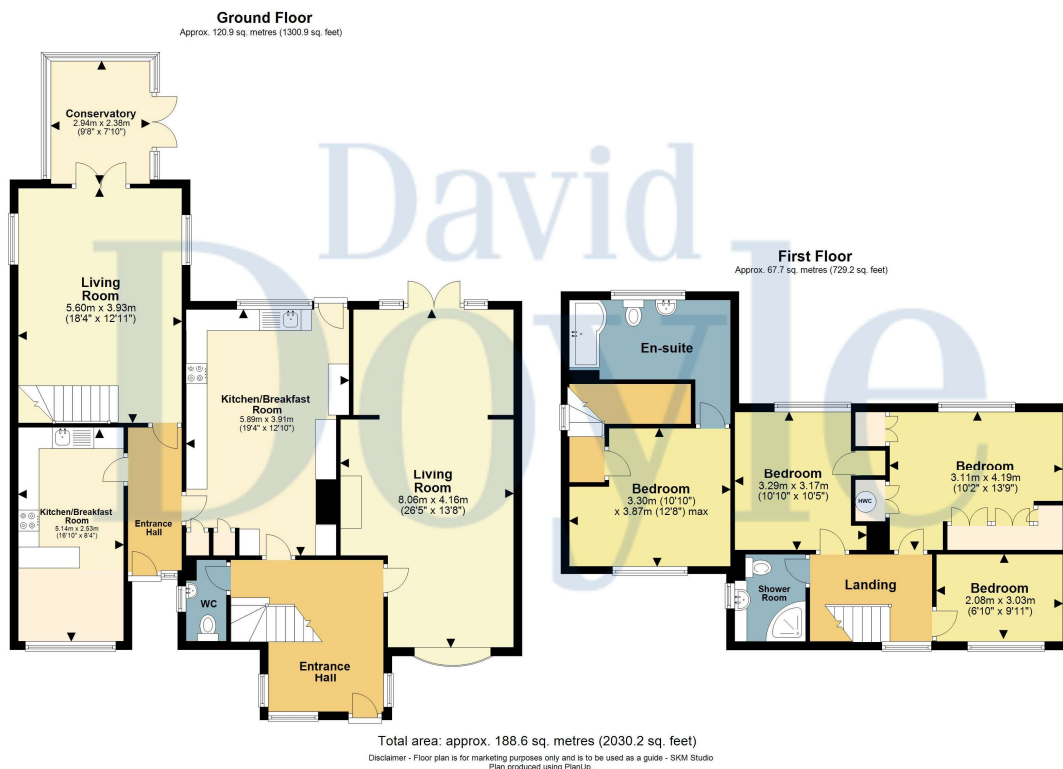
Close To Schools & Amenities

Scope To Further Extend/Reconfigure (STNPC)

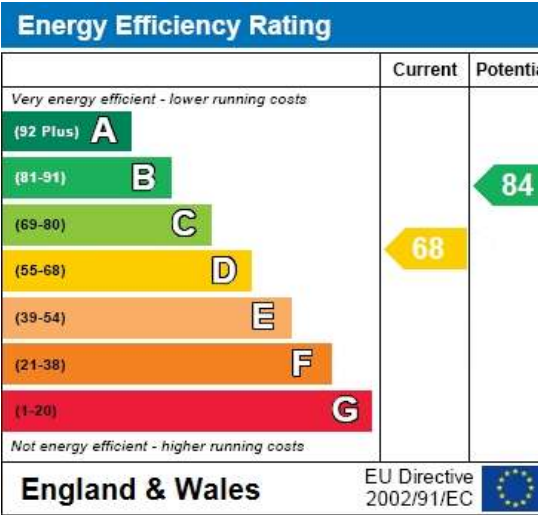
Viewing Advised

Council Tax Band E

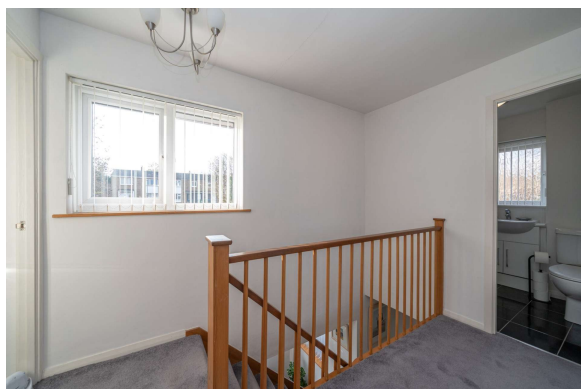
Tenure -Freehold



Scan here for more details







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

## Material Information 9 Hartsbourne Way, Hemel Hempstead, Hertfordshire, HP2 4PS

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?	1962
Council Tax Band	E
This year council tax charge	£2,525.43
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	Cable
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	Nine
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? No

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? Yes

If yes please give details and links to planning portal. House across the road, applied to have house built where garage now is

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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