

66 The Horseshoe  
Leverstock Green  
HP3 8QU

David  
**Doyle**  
Sales and Lettings

Price £685,000 Freehold



A rarely available five bedroom family home with a large driveway situated in this prestigious Leverstock Green side road conveniently located for shops, amenities, highly regarded schooling and travel links. This excellent property is being offered to the sales market in good condition throughout and enjoys spacious accommodation approaching 1500 sq ft comprising a porch opening to the generous entrance hall with stairs to the first floor and doors to a guest WC , the bright and spacious living room with a bay window and feature fireplace leading to the separate dining room with sliding patio doors to the rear garden and a door to the large fitted kitchen arranged with a vast range of wall and base units, integrated and free standing appliances, coordinating work surfaces and breakfast bar and a door to the very useful utility room providing excellent storage facilities and space and plumbing for white goods. This area was originally part of the garage and could be reconfigured as such should the new owner require). To the first floor is a spacious landing with loft access and doors to five well proportioned bedrooms, four of which being doubles and the four piece family bathroom. Externally, the rear garden is of particularly generous size and attractively arranged with a large lawn, patio and decked seating areas, mature plants and shrubs and fenced boundaries. To the front of the property is a large driveway offering off street parking for multiple vehicles, an attractive lawned area and and access to the garage via an up and over door (currently used for storage). With the added benefits of an AIR SOURCE HEAT PUMP and double glazing, an appointment to view is a must to appreciate this fantastic 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.

Rarely Available FIVE Bedroom Family Home

Large Driveway

Sought After Leverstock Green Position

Generous Garden

Well Presented Throughout

Attractive Glass Banisters To Hall And Landing

Updated Oak Doors Throughout

Air Source Heat Pump

Generous Kitchen/Breakfast Room

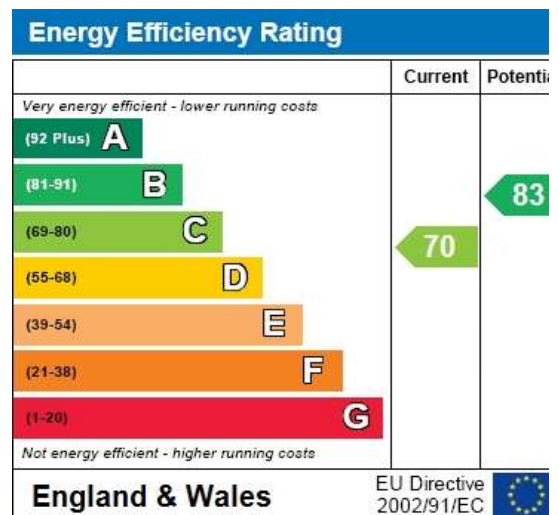
Viewing Advised

Council Tax Band E

Freehold

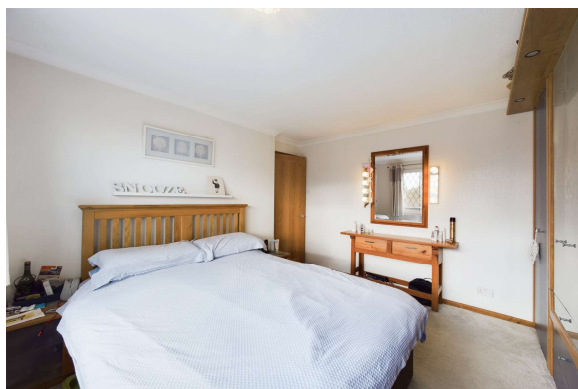
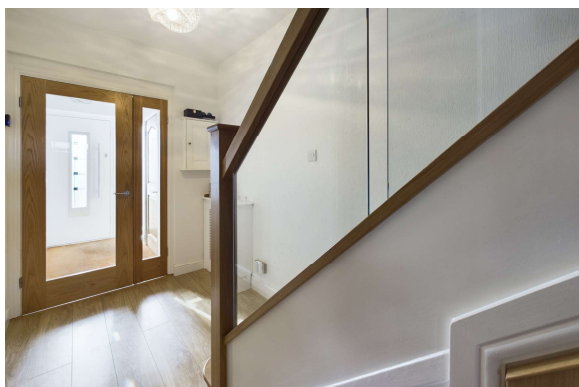


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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 66 The Horseshoe, Leverstock Green, Hemel Hempstead, Hertfordshire, HP3 8QU

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? 1952 (we think)

Council Tax Band E

This year council tax charge 2647.38

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? Air Source Heat Pump

How is your broadband supplied Cable

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway  
Garage

Please state any costs per annum for parking N/A

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? 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