

2 Gravely Court, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP2 4PR

David
Doyle
Sales and Lettings

Price £450,000 Freehold



Situated in this sought after cul de sac in the popular area of Leverstock Green is this beautifully presented 3 bedroom family home that is conveniently located for local shops, sought after schooling, local amenities and Leverstock Green `Village`. This property has been refurbished throughout by the current owners and viewing is highly recommended.

The ground floor is arranged with a spacious living room that open on to the open plan kitchen dining room that benefits from bi fold doors that offer access out to the pleasantly private rear gardens patio seating area. The kitchen is refitted with a range of matching shaker style wall and floor mounted units, colour coordinated square edge work surfaces and matching upstandings. The ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor,

The first floor features 3 bedrooms and a family bathroom. The primary bedroom and bedroom 2 both benefit from built in wardrobes, the bathroom has been refitted in white with chrome fittings and comprises a panelled bath with a shower over and a fitted shower screen, a wall hung vanity unit with a wash hand basin and a storage drawer under, a low level WC, chrome heated towel rail and colour coordinated tiled walls.

The rear garden is pleasantly private and landscaped with a patio seating area for outside entertaining area, a decked seating area, an area laid to lawn, a wood chipped play area, fenced

boundaries, gated rear access and a useful store with power and lighting. To the front of the property is a garden that is arranged with low maintenance in mind and a useful bin store area.

This property is beautifully presented throughout and early viewing is highly recommended.

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.

Beautifully presented 3 bedroom family home in this sought after cul de sac

Convenient for sought after schooling, local amenities and Leverstock Green 'Village'

Good size living room

Open plan kitchen dining room with bi fold doors

Guest cloak room

Refitted first floor bathroom

Pleasantly private rear garden

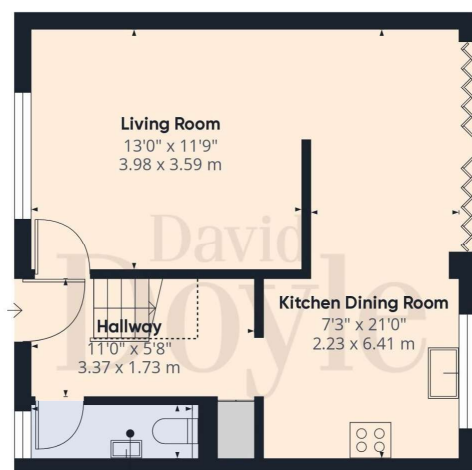
Double glazing

Gas heating to radiators

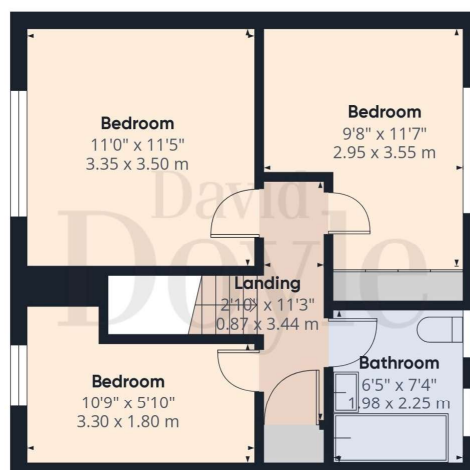
Viewing is a MUST

Council Tax C

Tenure -Freehold



WC
8'1" x 2'8"
2.48 x 0.82 m



Approximate total area⁽¹⁾

885.22 ft²

82.24 m²

(1) Excluding balconies and terraces

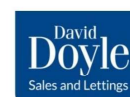
Reduced headroom

14.17 ft²

1.32 m²

Reduced headroom

..... Below 5 ft/1.5 m

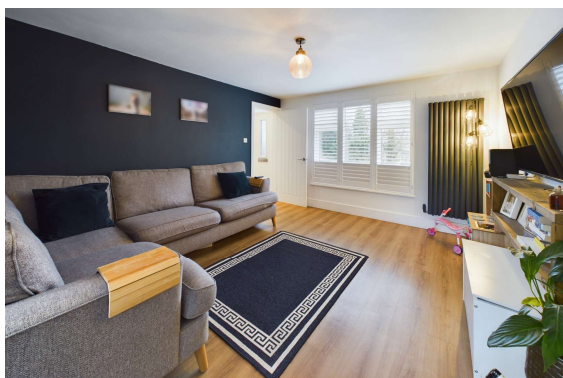
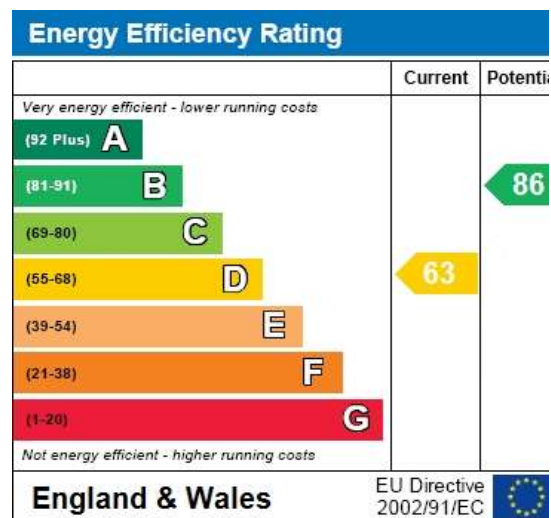


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Scan here for more details





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

2 Gravely Court, Leverstock Green, Hemel Hempstead, Hertfordshire, HP2 4PR

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?	1960
Council Tax Band	C
This year council tax charge	1900
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
Do you have a telephone connection?	None
What parking facilities does your property have	Free parking on the road
Please state any costs per annum for parking	0
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 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? 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

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