

39 Delmar Avenue, Leverstock
Green, Hemel Hempstead,
Hertfordshire, HP2 4LZ

David
Doyle
Sales and Lettings

Price £885,000 Freehold



Located in this highly sought after road in Leverstock Green is this well presented and spacious 4 bedroom detached family home. The property comprises an open plan lounge dining room, conservatory, kitchen, utility room, downstairs cloakroom, first floor bathroom, garage, driveway, front and rear gardens.

The ground floor is arranged with a spacious lounge dining room that has patio doors that open in to the conservatory that enjoys views over the pleasantly private rear garden. The kitchen is fitted with a range of matching wall and floor mounted units comprising both cupboards and drawers, colour coordinated work surfaces, matching upstandings and a range of integrated appliances. The ground floor is completed with a useful utility room and a downstairs cloak room.

The first floor continues to impress with 4 good sized bedrooms and a luxuriously refitted 4 piece family bathroom. The family bathroom features a walk in shower with a fitted glass shower screen, a panelled bath, a pedestal wash hand basin, low level WC, colour coordinated tiled walls, flooring and a chrome heated towel rail.

To the front of the property is a driveway that offers excellent off road parking facilities and access to the garage. The front garden has been landscaped and comprises an area laid to lawn with mature herbaceous borders.

The rear garden is pleasantly private with patio seating areas, herbaceous borders, an area laid to lawn, fenced boundaries and gated side access.

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.

Spacious 4 bedroom detached family home located in this sought after road

Convenient for Leverstock Green 'Village' and local amenities

Open plan lounge dining room

Conservatory

Kitchen. Utility room

Downstairs cloak room

Luxuriously refitted first floor bathroom

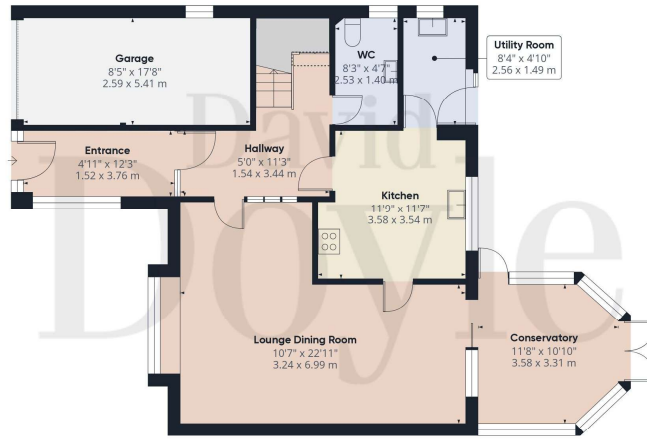
Pleasantly private rear garden

Driveway. Garage

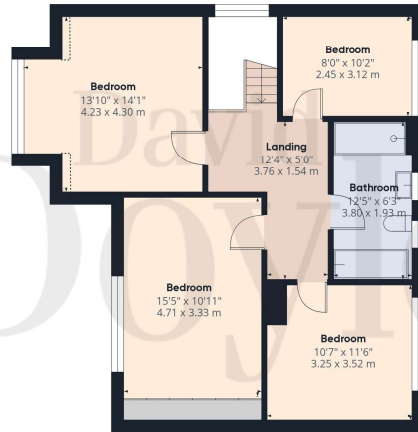
Viewing is a MUST

Council Tax Band G

Tenure -Freehold



Ground Floor



Floor 1

Approximate total area^m
1727.61 ft²
160.5 m²

Reduced headroom
7.83 ft²
0.73 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

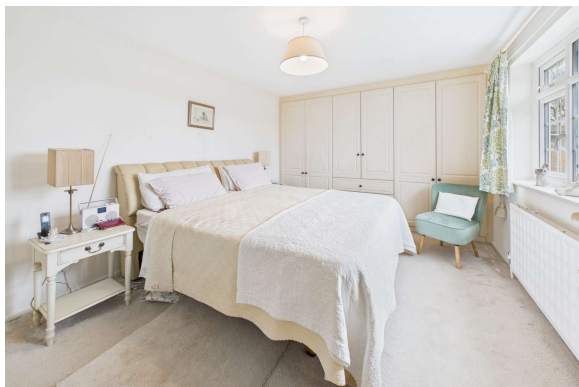
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

39 Delmar Avenue, Leverstock Green, Hemel Hempstead, Hertfordshire, HP2 4LZ

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? 1963

Council Tax Band G

This year council tax charge 3785.03

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road No

Construction type Brick

Roof type Tile

Is your property supplied by mains electricity? Mains Supply

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Mains Supply

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway

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

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.