



Castles

St. ANTHONYS AVENUE
Leverstock Green, Hemel Hempstead HP3 8HQ

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£800,000
(Freehold)

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A rarely available 3/4 double bedroom detached home which has been considerably improved by the current owner.



From the moment you walk into the light and spacious entrance hall your eye just wants to explore, the beautiful kitchen/diner is the main hub of the house with dual views from front to back. The kitchen has been re-fitted to a high standard and offers integrated appliances and French doors leading to the lovely private garden. The lounge is at the rear of the property and comes with log burner and double doors leading to the kitchen/diner, also on the ground floor is the family room/Bedroom four with an en-suite, cloakroom. On the first floor we have three further great sized bedrooms plus a large size drying room and a family bathroom.

Externally there is a driveway providing off road parking and access to the garage, to the rear of the garage is the utility room/gym area. The property also has the potential to extend SSTP.

Leverstock Green is ideally located close to the M1 & M25 motorways whilst also being within walking distance to the village centre where a range of small retailers are located, these include a deli, newsagents, butchers, bakers and Chinese restaurant. St Albans is just a few minutes' drive from the property.

Specifications

- DETACHED HOME
- 3/4 BEDROOM
- OPEN PLAN KITCHEN/DINER
- GARDEN ROOM
- GARAGE
- OFF ROAD PARKING
- BEAUTIFUL REAR GARDEN
- PRIME LOCATION
- CLOSE TO M1 & M25 MOTORWAYS
- WALKING DISTANCE TO VILLAGE CENTRE



An outstanding feature of this property is the south westerly facing landscaped rear garden.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

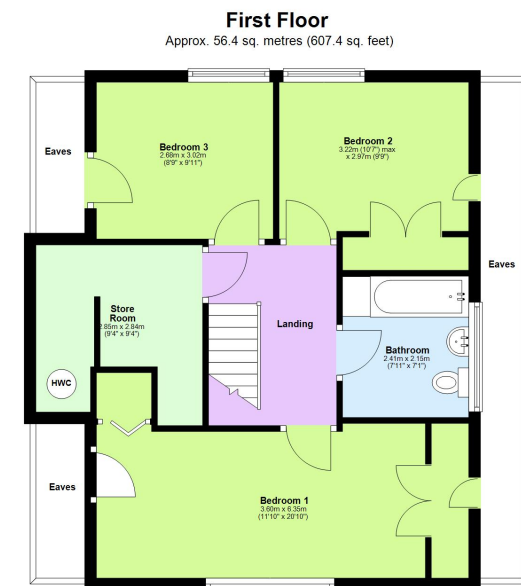
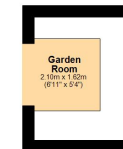
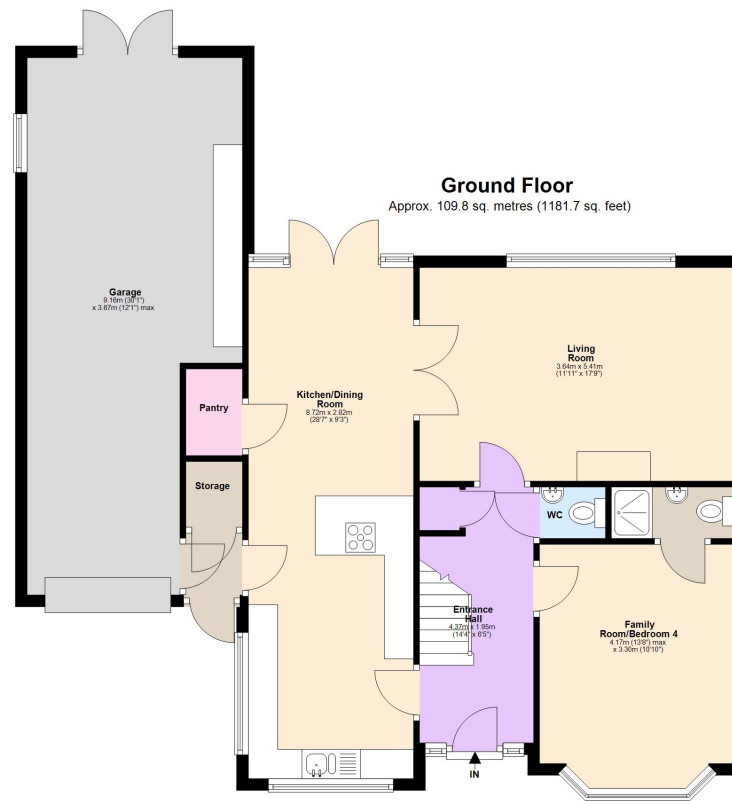
Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.



Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Total area: approx. 166.2 sq. metres (1789.2 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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