



Castles

KINGCUP AVENUE
Leverstock Green, Hemel Hempstead HP2 4GF

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£825,000
(Freehold)

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Set on an exclusive development in Leverstock Green is this rarely available luxurious 5 Double Bedroom Family Home.



Entering the property, you'll find an Entrance Hall hosting a downstairs WC. Turning right into the immaculate and elongated Living Room with a feature fire place taking pride on the central wall surrounded by large windows to allow light in throughout the day.

The rear of the property boasts a large Open Plan Kitchen Diner with ample countertop space and cream shaker style cabinetry, with such a large space we host a Family Play and Seating Area with large French doors leading out to a wonderfully landscaped Rear Garden.

Our First Floor hosts a spacious Hallway leading to the large Primary Bedroom with fitted wardrobes, En-suite Shower Room and Balcony seating area. The left contains another Double Bedroom with fitted shelving units, a Family Bathroom and our 3rd Double Bedroom, also with Balcony.

On the Second Floor, we find the main wing of the properties Bedrooms where we have Bedroom 3 which is a fantastic sized Double, a second Family Bathroom and Bedroom 4 currently fitted with 3 built in wardrobes and dressing area.

Other features of this property are a large Garage for a vehicle, or storage, and Off-Street Parking.

Specifications

- 3 STOREY TOWN HOUSE
- 5 BEDROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN/DINER
- MODERN THROUGHOUT
- SPACIOUS LIVING
- OVER 2000 SQFT
- LANDSCAPED GARDEN
- GARAGE
- OFF ROAD PARKING



Relax on the modern Patio with mature shrubbery borders hosting a treeline for privacy.



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:

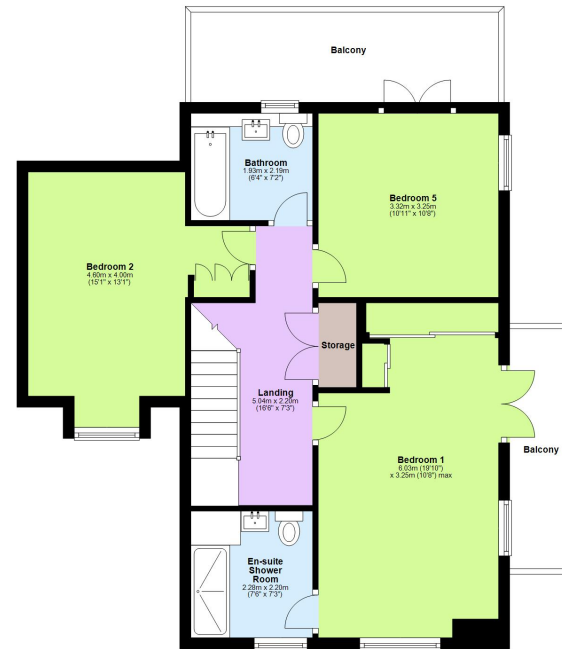
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

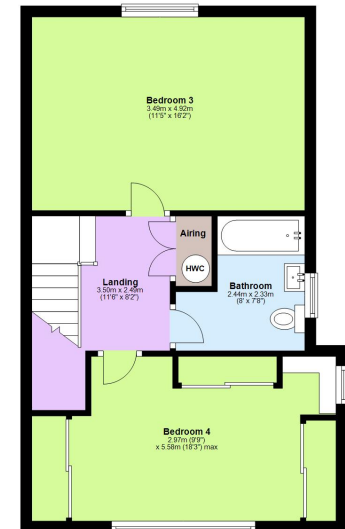
Ground Floor
Approx. 81.0 sq. metres (872.2 sq. feet)



First Floor
Approx. 64.8 sq. metres (697.2 sq. feet)



Second Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 192.3 sq. metres (2070.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Tenure: Freehold
Council Tax Band: F
EPC Rating: C

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**
Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**
Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**
Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**
Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**
www.castlestateagents.co.uk



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