



Castles

THE CROFTS
Leverstock Green, Hemel Hempstead HP3 8HL

THE CROFTS

Leverstock Green, Hemel Hempstead HP3 8HL

£750,000
(Freehold)

Castles



A four-bedroom detached family home with a double-length garage, offering excellent scope for modernisation and further extension (STPP).



The property is approached via a porch leading into a welcoming entrance hall. To the right, you will find a bright and spacious living room extending the full depth of the home with direct views over the rear garden.

The kitchen/diner sits to the rear and overlooks the garden, offering a fantastic opportunity to create a modern open-plan family space. A ground-floor WC completes the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms, serviced by a family bathroom.

To the front, a tandem double garage and driveway provide ample off-street parking.

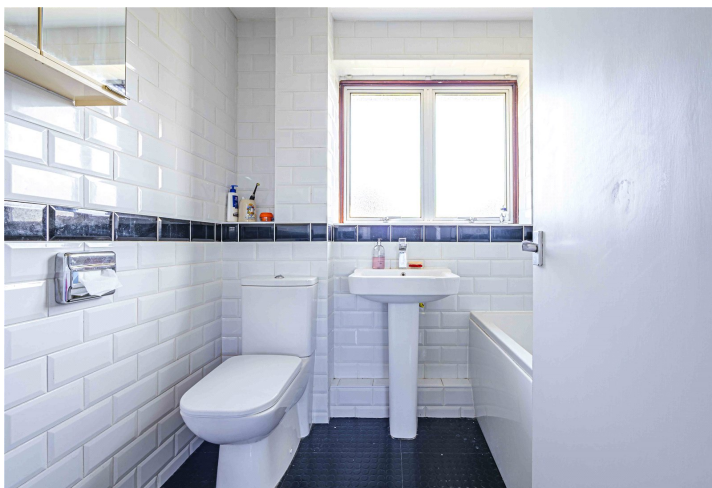
The Crofts is a peaceful cul-de-sac in the heart of Leverstock Green, a desirable part of Hemel Hempstead. Residents benefit from nearby local shops, pubs, and open green spaces, as well as excellent schooling. The area also offers easy access to the M1, M25, and A41, making it ideal for commuters.

Specifications

- DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 RECEPTIONS
- DOWNSTAIRS WC
- DOUBLE GARAGE
- OFF ROAD PARKING
- CUL DE SAC LOCATION



The generous rear garden features a sizeable patio, lawn, and mature planting – a perfect family garden with plenty of potential.



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.

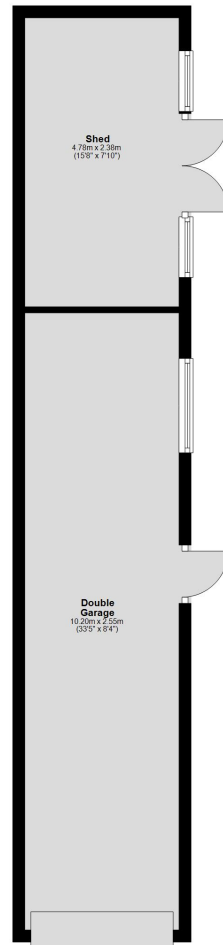
Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 37.6 sq. metres (404.6 sq. feet)



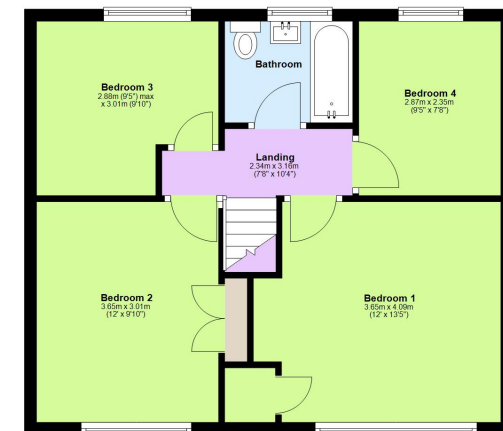
Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



Main area: Approx. 103.9 sq. metres (1118.5 sq. feet)
Plus outbuildings, approx. 37.6 sq. metres (404.6 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



Castles

www.castlesestateagents.co.uk