



Castles

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



# ST. ANTHONYS AVENUE

Leverstock Green, Hemel Hempstead HP3 8HQ

**£825,000**  
(Freehold)

Castles



NO UPPER CHAIN! Introducing this stunning modern detached house located in a charming village setting.



Boasting 4 bedrooms, this property offers a perfect blend of contemporary design and comfort.

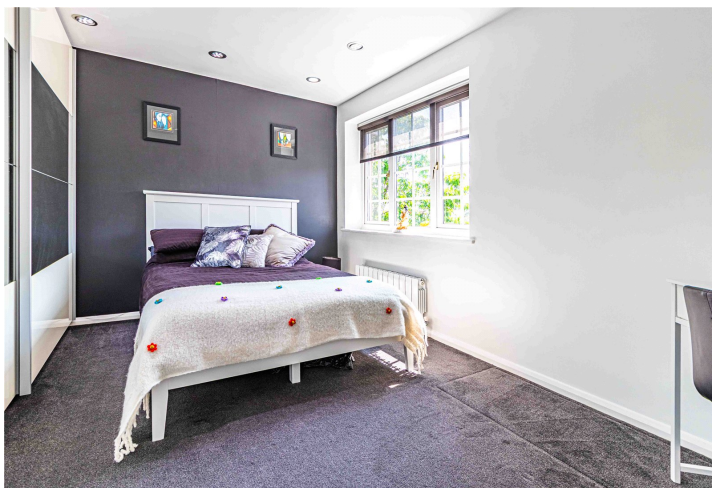
Upon entering the property, you are greeted by a stylish interior that exudes warmth and elegance. The open-plan layout creates a seamless flow between the living spaces, making it perfect for modern family living. The bedrooms are generously sized, offering ample space for rest and relaxation.

Off-street parking for several cars and a double garage with utility area ensure convenient parking solutions for residents and visitors alike. This property also has huge scope for extension work above the garage and to the rear STPP.

## Specifications

- CHAIN FREE!
- 4 BEDROOM DETACHED
- OPEN PLAN KITCHEN/DINER
- REFITTED SHOWER ROOM
- DOUBLE GARAGE
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- PRIME LOCATION





The spacious garden provides a tranquil outdoor space, ideal for relaxation or entertaining guests.



#### **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.

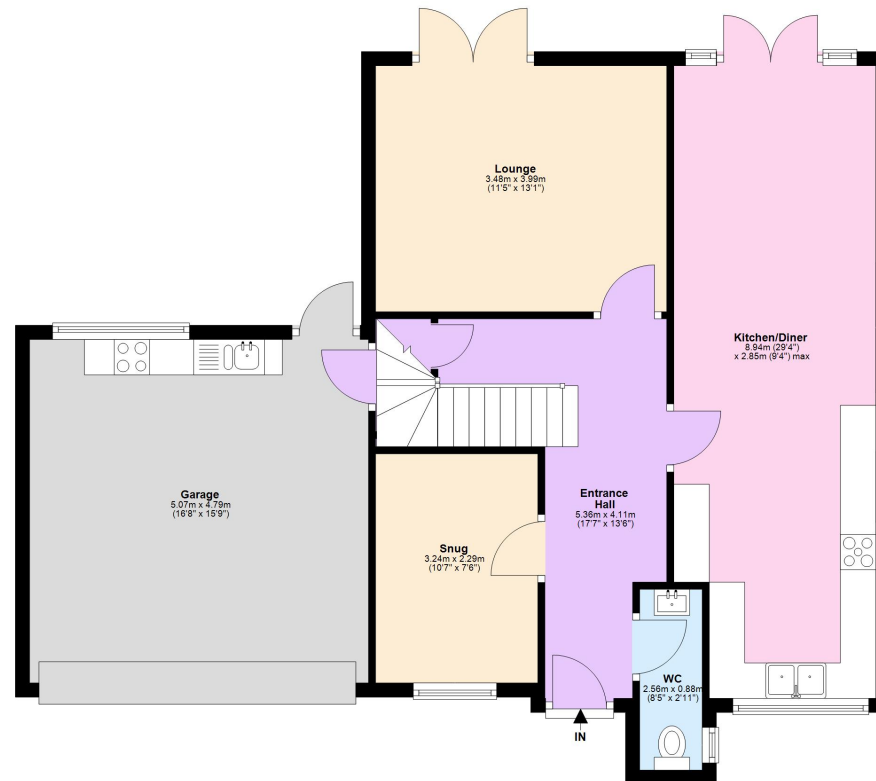
**Tenure: Freehold**

**Council Tax Band: F**

**EPC Rating: C**

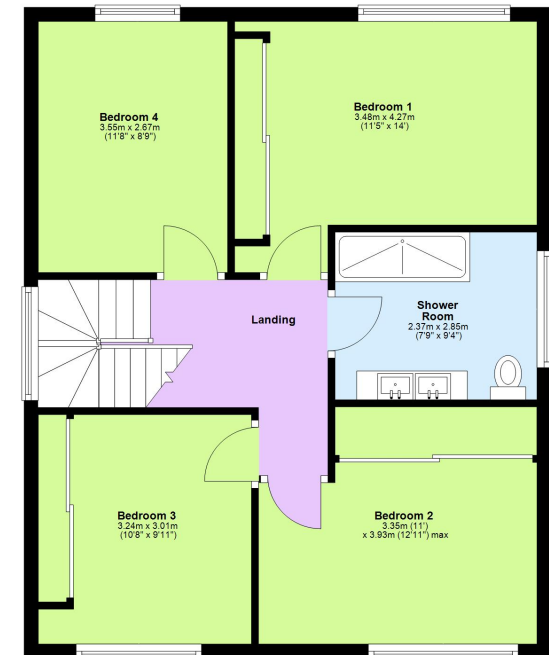
**Ground Floor**

Approx. 87.8 sq. metres (945.5 sq. feet)



**First Floor**

Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 150.1 sq. metres (1616.2 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



**Castles**

[www.castlesestateagents.co.uk](http://www.castlesestateagents.co.uk)