



Castles

CLAYTON DRIVE
Leverstock Green, Hemel Hempstead HP3 8LF

CLAYTON DRIVE

Leverstock Green, Hemel Hempstead HP3 8LF

£1,250,000
(Freehold)

Castles



This delightfully spacious five-bedroom property is one of just three within a gated development, offering a wealth of features and plenty of privacy.



There is an immediate advantage to this home thanks to the vast brick-paved driveway and double garage, providing plenty of parking space for a number of vehicles.

Ground floor delights include a large kitchen/breakfast room, family room, study, WC, utility, large living room and dining room. All offer comfortable and spacious accommodation and plenty of flexibility when it comes to choices of use.

Attractive feature fireplace adds a sense of warmth to the living room while the spacious kitchen and breakfast area provides a place for a range of modern appliances as well as plenty of worktops and cupboard space. The family room and study provide yet more options – whether offering up a dedicated TV area, another office or somewhere to take part in hobbies or activities.

The back of the house provides access through double doors to a delightful secluded garden area with a patio, lawn and mature trees and plenty of space for many needs, from children's play to summertime entertaining.

Five large bedrooms upstairs, two of which are en-suite, add to the attractions of this spacious home. Each have plenty of cupboard and storage space while a large and modern family bathroom completes the upstairs facilities.

Specifications

- Exclusive Gated Development
- Detached Family Home
- Five Bedrooms
- Immaculate Presentation
- Four Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Two En-Suites
- Double Garage
- Secluded garden
- Over 3,000 Sq Ft



First impressions is one of luxury, and this continues from the point of walking through the front door into a generous and welcoming hallway..



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.

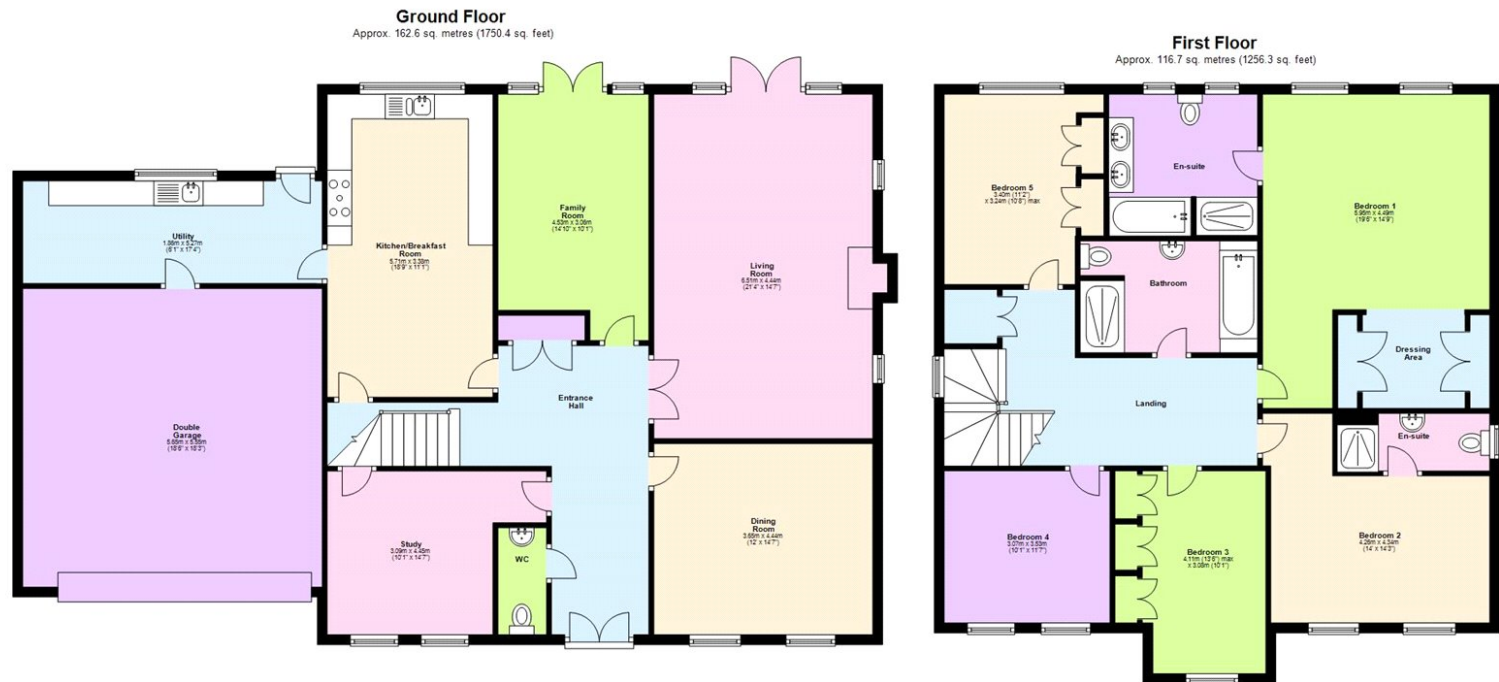
Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

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.



Total area: approx. 279.3 sq. metres (3006.6 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: G
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.castlesestateagents.co.uk



Castles