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Cassidy & Tate
Your Local Experts

Award Winning Agency

FARM END

LEVERSTOCK GREEN
HP2 4ZA

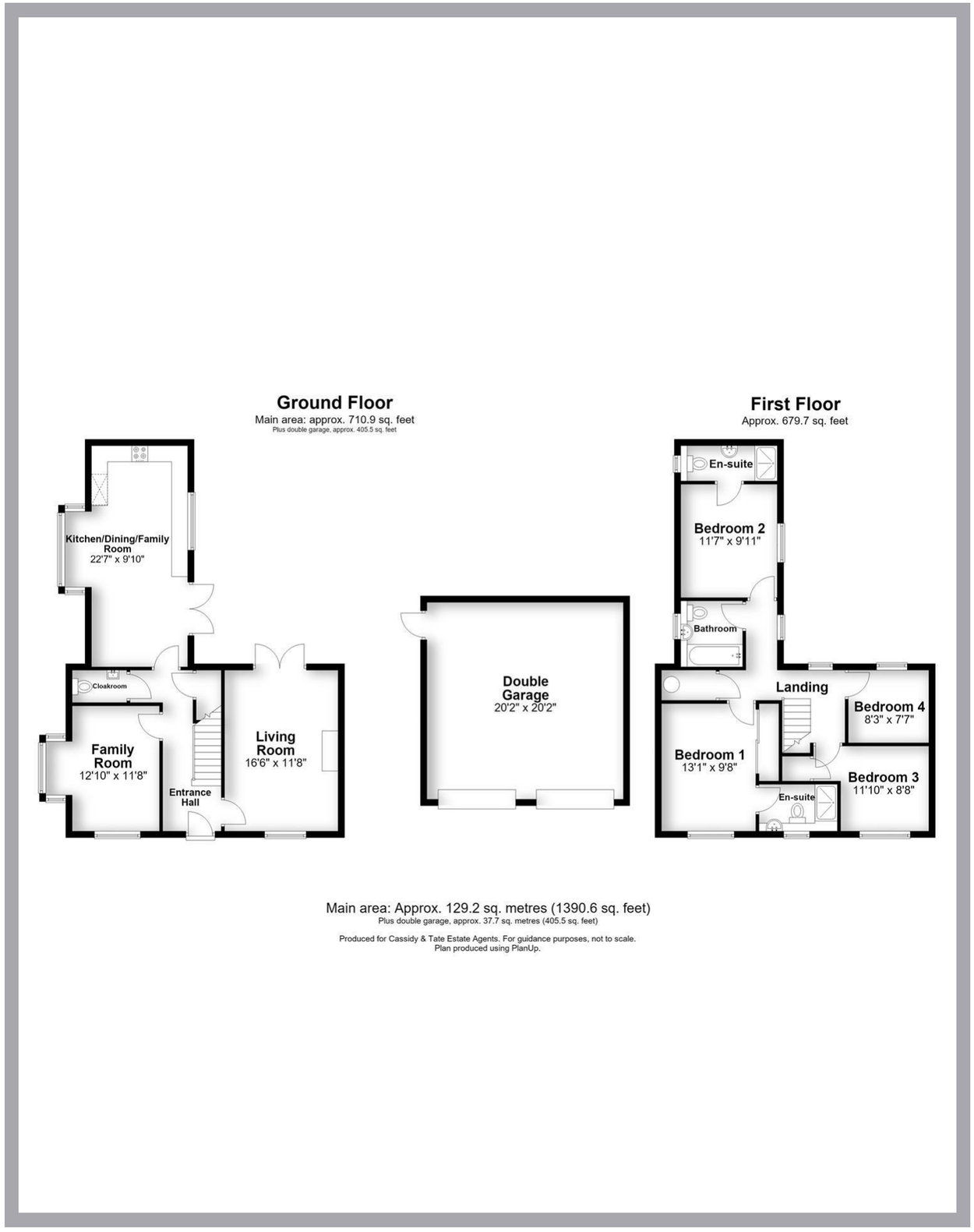
Price Guide £845,000

EPC Rating: B Council Tax Band: G

All The Ingredients Needed For A Fabulous Lifestyle

Positioned in the sought after village of Leverstock Green, this impressive four bedroom detached family home enjoys a wonderful setting with beautiful open countryside virtually on the doorstep, while offering generous and versatile accommodation ideally suited to modern family life.

The property is presented in lovely condition throughout and provides an excellent balance of living and bedroom space. Two separate reception rooms offer flexibility for both family life and entertaining, while the heart of the home is the impressive open plan kitchen/living/dining room, creating a superb sociable space for everyday living. Upstairs, there are four well proportioned bedrooms complemented by two bathrooms. One of the home's most impressive and particularly rare features is the substantial detached double garage. Offering excellent secure parking together with additional driveway parking, this is a fantastic asset and something increasingly difficult to find. Beyond its obvious appeal to car enthusiasts or those requiring extensive storage, the garage also offers exciting potential for conversion into a home office, studio, gym or even separate annexe accommodation, subject to the necessary planning permissions. The rear garden has been completely transformed to create a stylish, contemporary landscaped setting designed with low maintenance living in mind. Thoughtfully arranged to provide an attractive extension of the living space, it offers an excellent environment for outdoor dining, entertaining and relaxing, without the upkeep associated with a more traditional garden. The setting further enhances the appeal, with beautiful open countryside close at hand providing the opportunity to enjoy rural walks and open green spaces virtually from your doorstep, while still benefiting from the convenience and community of village life.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

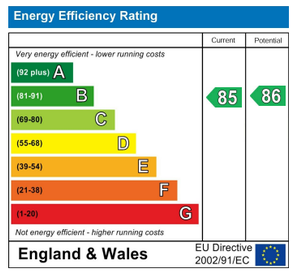
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

Specialists in Bespoke Properties

- Modern Detached House
- Close To Local Countryside
- Two Bathrooms
- Cul-De-Sac Location
- Amazing Double Detached Garage With Parking
- Kitchen/Living/Diner
- Four Bedrooms
- Two Reception Rooms
- Landscaped Rear Garden
- Potential To Convert To Annex/Office/Gym STPP



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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