



## Leverstock Green Road, Hemel Hempstead, HP3 8PR

### **Offers In Excess Of £575,000**

Clements Estate Agents are delighted to offer large and attractive four bedroom detached home offering excellent sized rooms as well as superb decorative order. This deceptive family home offers massive kerb appeal with high attention to detail with everything needed for an easy move into fabulous surroundings. The property has been maintained to the very highest standards throughout and offers exceptional character with beautifully stylish décor, fixtures and fittings. Viewing Essential!



Introducing this attractive 4-bedroom detached house in the picturesque village of Leverstock Green, where contemporary design meets comfort and convenience. This prestigious property features open-plan living with a range of luxury finishes, making it the perfect family home.

As you enter, you are greeted by a spacious open-plan area that seamlessly integrates the living, dining, and kitchen spaces. The kitchen is a chef's dream, boasting ample floor and wall units, built-in appliances, coordinating work surfaces, and a breathtaking lantern glass roof that fills the area with natural light. Adjacent to the kitchen is a utility room for your laundry and storage needs, and a dining space complete with French doors that lead to the neatly landscaped rear garden.

The lounge area, located at the front of the property, provides a cozy retreat for relaxation and gatherings. There's also a versatile study area, perfect for a home office or reading nook. A ground floor cloakroom adds convenience for guests and family members alike.

Upstairs, the home features four double bedrooms, offering plenty of space and comfort for everyone. The master bedroom includes a private en-suite shower room, while the remaining bedrooms share a stylish family bathroom. The ground floor features tiled flooring with underfloor heating throughout, ensuring warmth and comfort during cooler months, while air conditioning provides relief during hot summers.

The property also includes a garage and off-road parking at the rear. The rear garden is a delightful haven with an attractive layout, ideal for outdoor relaxation, gardening, or entertaining guests.

Situated within walking distance of the village centre of Leverstock Green, with its parade of local shops, pubs, cricket pitch and tennis club.

A short drive from the M1 motorway, makes this property an excellent choice for families and professionals alike.

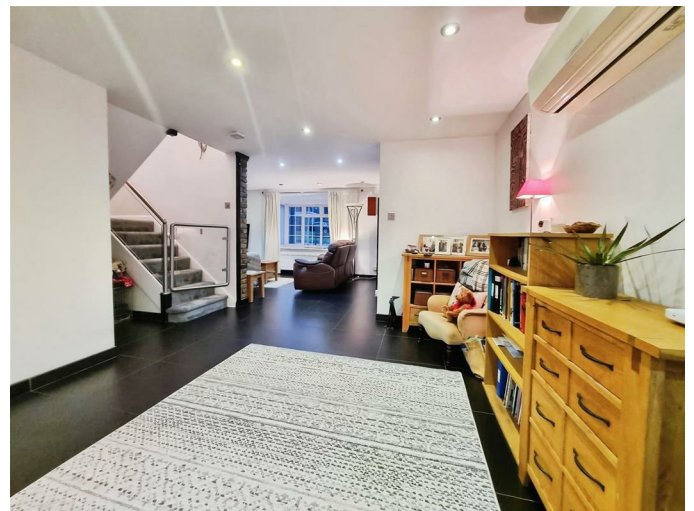
## **ENTRANCE HALLWAY**

## **CLOAKROOM**

## **LIVING ROOM 15'0 x 10'10 (4.57m x 3.30m)**



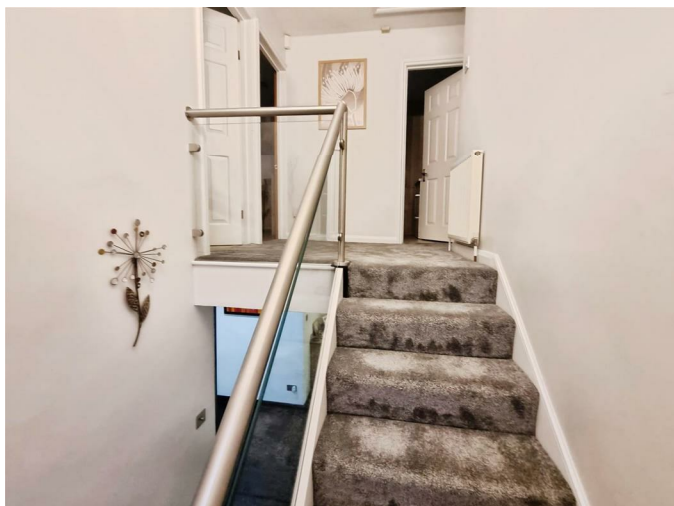
## **FAMILY ROOM 14'11 x 10'7 (4.55m x 3.23m)**



**DINING ROOM 12'11 x 9'9 (3.94m x 2.97m)**



**FIRST FLOOR LANDING**



**KITCHEN 13'7 x 9'9 (4.14m x 2.97m)**



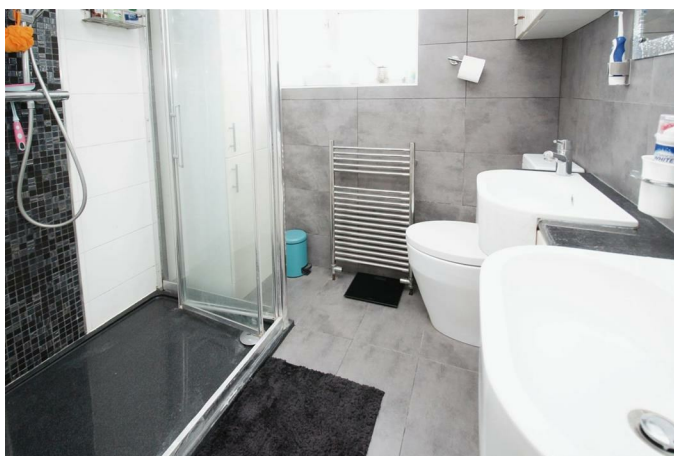
**BEDROOM ONE 11'11 x 10'11 (3.63m x 3.33m)**



**UTILITY ROOM 8'9 x 8'0 max (2.67m x 2.44m max)**



**EN-SUITE SHOWER ROOM**





**BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)**



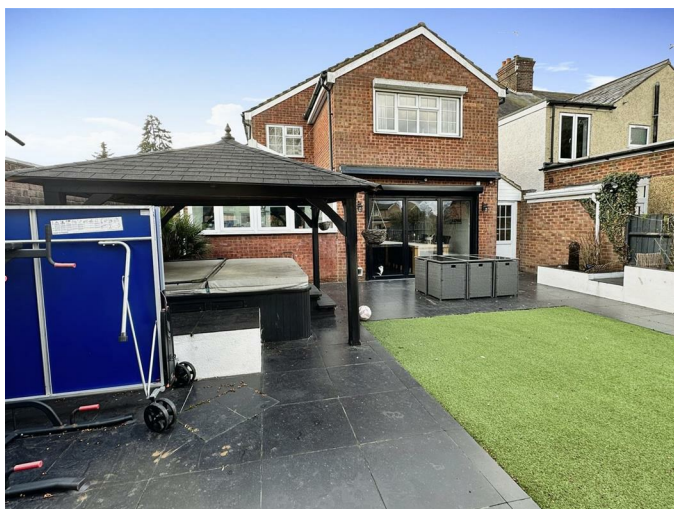
**FAMILY BATHROOM**



**BEDROOM THREE 10'10 x 8'7 (3.30m x 2.62m)**



**OUTSIDE**



**BEDROOM FOUR 10'6 x 9'3 (3.20m x 2.82m)**



**FRONT GARDEN**

**REAR GARDEN**



**GARAGE 17'8 x 8'6 (5.38m x 2.59m)**

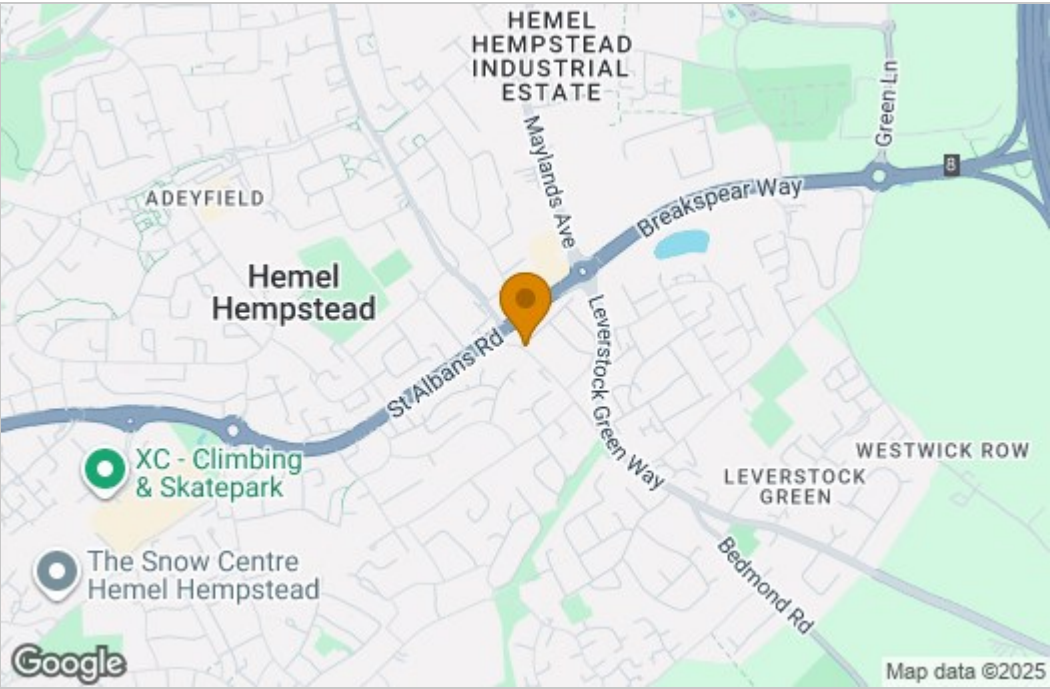




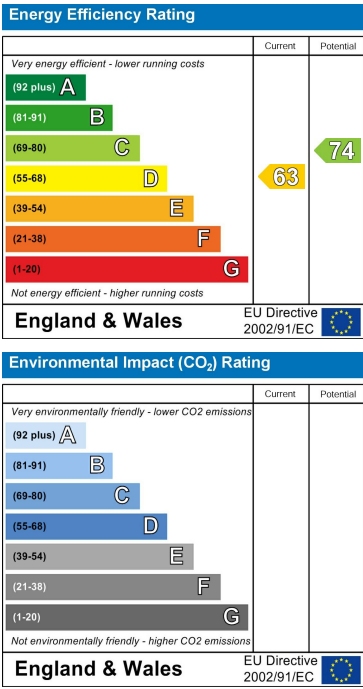
Floor Plan



Area Map



Energy Efficiency Graph



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