



Castles

St. MICHAELS AVENUE  
Leverstock Green, Hemel Hempstead HP3 8HF



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**£870,000**  
(Freehold)

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A rarely available FOUR DOUBLE BEDROOM extended Detached home, which has been improved by the current owner.



All principal Reception Rooms are accessed from the light and spacious Hallway that offers parquet flooring.

The Ground Floor accommodation comprises of a large Lounge in the middle of the property with Feature Fireplace and Dining Room. The Study is located at the back of the house with views over the private South Facing Garden.

The Kitchen/Breakfast Room is to the front, leading back to the Dining Room which would enable you to easily open up the two rooms, therefore giving a spacious open plan layout and family area.

The first floor is arranged to provide FOUR spacious Double Bedrooms with a family cottage style Bathroom and separate Shower Room.

The front offers a large Driveway which leads to a Garage, with electric doors and a small Utility Room located at the back incorporating an integral door to the study. The Rear Garden is clearly a labour of love with mature hedge screening, large lawn and pergola covered patio.

## Specifications

- NO UPPER CHAIN
- 4 BEDROOMS
- 1900 Sq Ft DETACHED
- LIVING ROOM
- DINING ROOM
- GARAGE
- AMPLE DRIVEWAY
- PRIVATE REAR GARDEN





From the calming neutral décor, a sense of 'home' is apparent as soon as you walk through the front door.



#### **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. 178.0 sq. metres (1916.0 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:** D

**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**

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