



Castles

WOODFIELD DRIVE  
Leverstock Green, Hemel Hempstead HP3 8LN



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**£800,000**  
(Freehold)

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Located in a quiet and pretty cul-de-sac, this stunningly spacious four bedroom detached property has obvious kerb appeal.



There is an inviting Front Garden with established trees and an attractive lawn leading to a modern and welcoming Porch which leads into a large Hallway.

The downstairs offers a wealth of space including a large Living Room with a comforting wood burning stove, extensive area for Dining which abuts the kitchen. Double doors lead out to a Sunroom which is currently used as an Office but could easily be used as a Play/Hobby Room.

The good size space is enhanced with wooden flooring, stripped wooden doors, a downstairs WC and a large Utility Room next to the Kitchen – perfect for sorting out the washing and placing any extra white goods. The Kitchen itself is modern and sleek, offering plenty of storage and workspace as well as wooden flooring and an eye-level integrated double oven.

Upstairs boasts 4 large Bedrooms – one fitted with a luxurious Ensuite and the others catered for with an attractive and generously sized family Bathroom.

## Specifications

- 4 BEDROOMS
- 2 RECEPTIONS
- DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS WC
- EXCEPTIONAL CONDITION
- INTEGRAL GARAGE
- STUNNING VIEWS





Outdoors offers fabulous views across fields to the rear as well as a laid to lawn Garden with fencing for total privacy.



#### **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:**

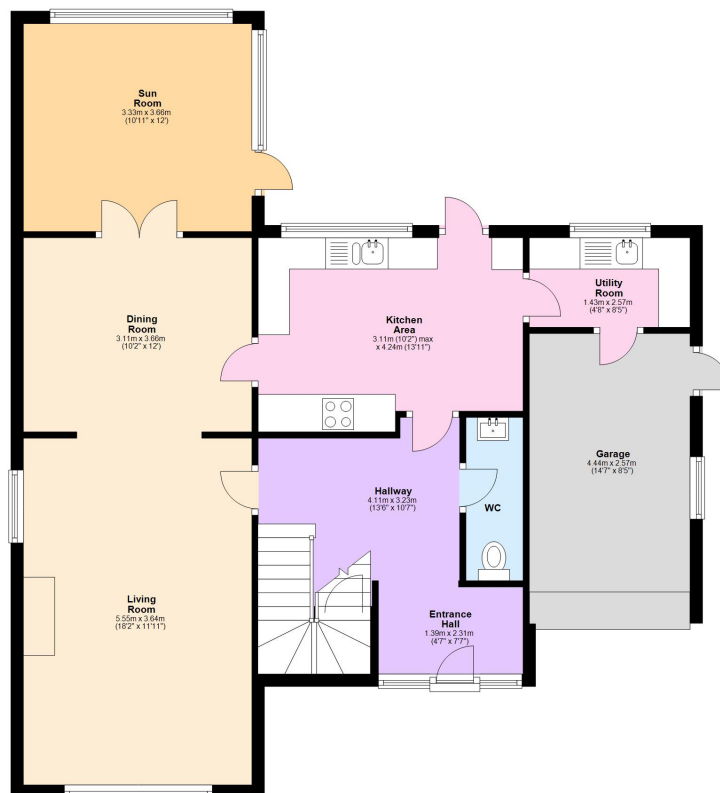
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure:** Freehold  
**Council Tax Band:** G  
**EPC Rating:** E

**Ground Floor**

Approx. 90.4 sq. metres (973.0 sq. feet)



**First Floor**

Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 161.1 sq. metres (1734.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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