



Castles

POYNDERS HILL  
Leverstock Green, Hemel Hempstead HP2 4PQ

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£364,950  
(Freehold)

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This charming Two Bedroom property boasts a homely feel with modern and bright interiors.



Nestled in the heart of a picturesque village in Hertfordshire, this charming terraced home offers a perfect blend of comfort and convenience. Boasting Two well-appointed Bedrooms, Two spacious Reception Rooms, Downstairs WC and a Modern main Bathroom, this property provides ample space for a growing family or a couple looking to settle down.

The house exudes a warm and inviting atmosphere, with its bright interiors and cosy ambiance making it the ideal retreat after a long day. This affordable home is perfect for those seeking a tranquil lifestyle in a close-knit community.

Under the Estate Agents Act 1979 we are obligated to advise any potential purchasers that the person selling this property is a connected person to Castles Estate Agents.

## Specifications

- TERRACED HOME
- 2 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- DOWNSTAIRS WC
- SUNNY REAR GARDEN
- SOUGHT AFTER LOCATION
- WELL MAINTAINED THROUGHOUT



The garden provides a peaceful outdoor space to relax, perfect for enjoying a morning coffee or entertaining.



#### **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.

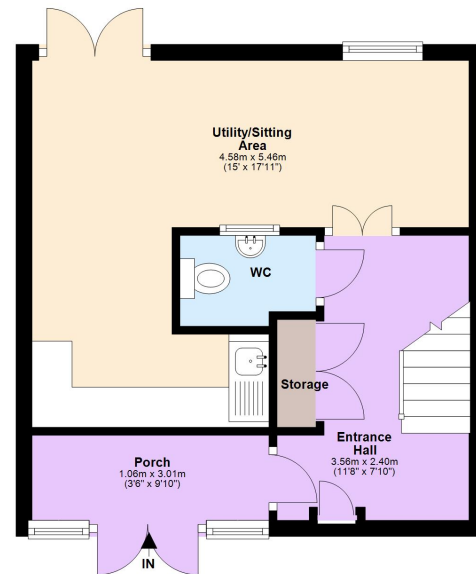
**Please Note:**

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.

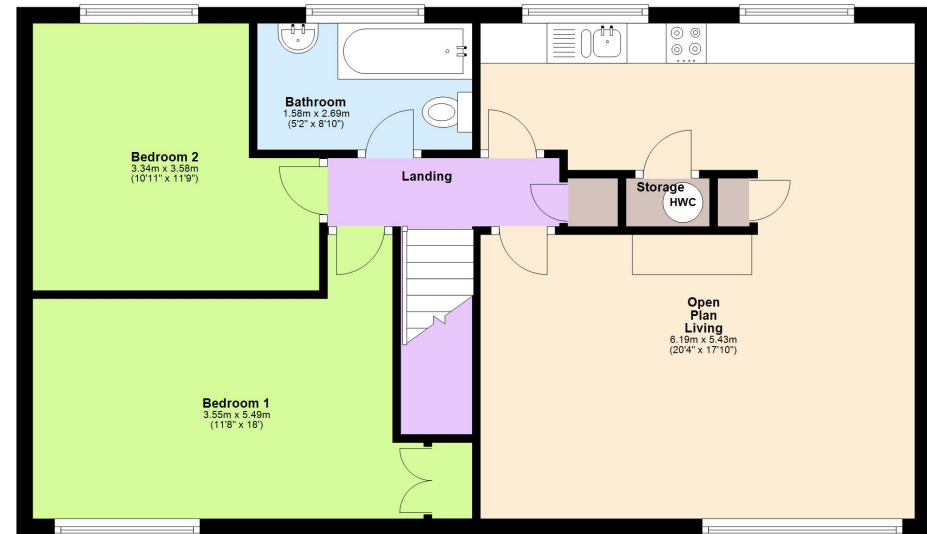
**Ground Floor**

Approx. 31.1 sq. metres (334.5 sq. feet)



**First Floor**

Approx. 68.1 sq. metres (733.5 sq. feet)



Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Total area: approx. 99.2 sq. metres (1068.1 sq. feet)

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

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



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