



Castles

DERWENT ROAD  
Leverstock Green, Hemel Hempstead HP3 8RE



# DERWENT ROAD

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£800,000  
(Freehold)

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Situated in a picturesque village, this modern Semi-Detached home offers a perfect blend of comfort and style.



Boasting Four/Five generously sized Bedrooms, this property is ideal for families looking for a spacious living environment.

The interior is designed with a contemporary touch, offering a bright and airy atmosphere throughout. The Open-Plan Living and Dining area creates the perfect space for family gatherings or hosting friends. The Kitchen is equipped with modern appliances and ample storage space.

With Off-Street Parking available, this property is a rare find in a sought-after location, offering a peaceful and tranquil setting while still being close to local amenities.

## Specifications

- EXTENDED SEMI-DETACHED
- 4 BEDROOMS
- OFFICE SPACE/BED 5
- CUL-DE-SAC LOCATION
- IMMACULATE THROUGHOUT
- DOWNSTAIRS SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- BEAUTIFUL REAR GARDEN
- GARDEN ROOM
- OFF ROAD PARKING





The beautiful, well-maintained Garden, is perfect for outdoor relaxation and entertaining guests.



#### **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.



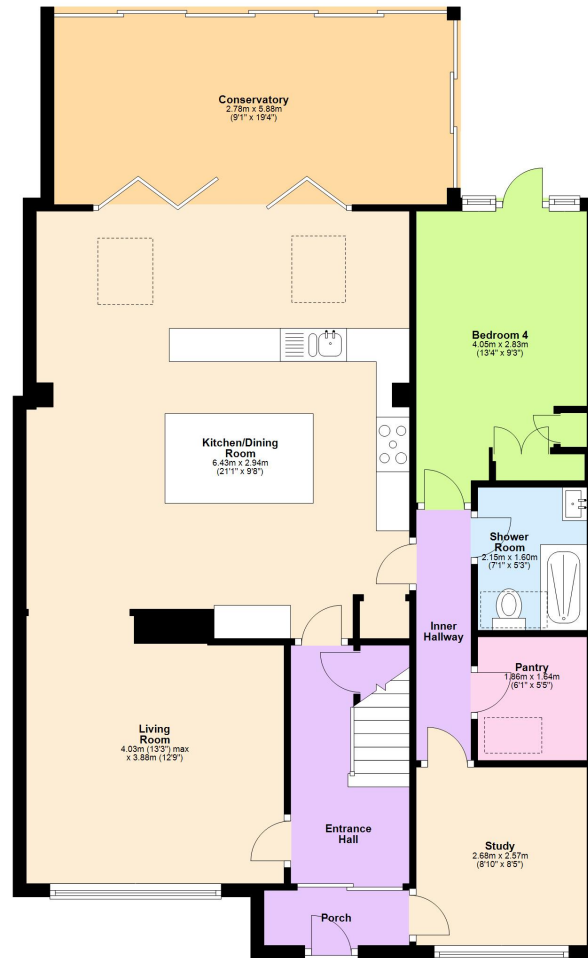
**Please Note:**

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

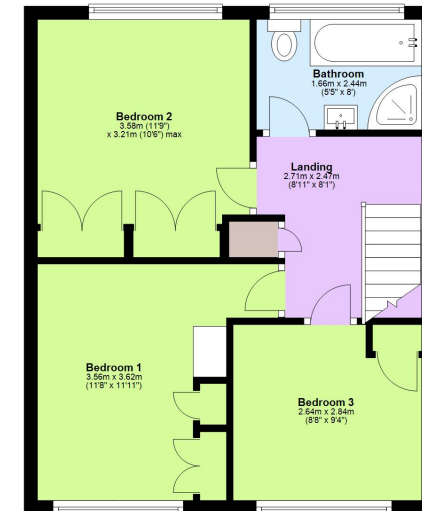
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: C

**Ground Floor**  
Approx. 106.9 sq. metres (1150.7 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 148.5 sq. metres (1598.4 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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