



Castles

KILNCROFT

Leverstock Green, Hemel Hempstead HP3 8HH

KILNCROFT

Leverstock Green, Hemel Hempstead HP3 8HH

£760,000
(Freehold)

Castles



Four-Bedroom Detached Family Home in Leverstock Green with No Upper Chain!



Offered with NO UPPER CHAIN! Situated in a peaceful Cul-De-Sac within the highly sought-after Leverstock Green area, this recently refurbished Four-Bedroom Detached Family Home offers exceptional living on a spacious corner plot. Renovated to a high standard, this property combines modern comfort with elegant design.

The Ground Floor benefits from spacious Living accommodation, a modern Kitchen updated with contemporary fixtures and fittings for a sleek and functional space, Downstairs Cloakroom and Utility Area.

On the First Floor there are 4 Bedrooms - Two with En-Suite Bathrooms, a dressing room in the Master Bedroom and the main Family Bathroom.

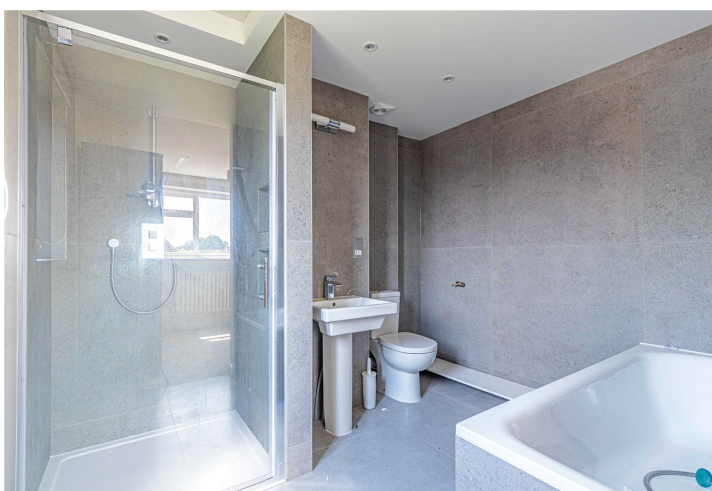
Conversion/Extension Potential: The Utility Area or part/all of the Garage can be converted into a self-contained unit with its own access, and the property also has the option to extend, both possibilities would be subject to planning permission.

Specifications

- NO UPPER CHAIN!
- 4 BEDROOM DETACHED
- 3 RECEPTIONS
- 3 BATHROOMS
- DOWNSTAIRS WC
- UTILITY
- GARAGE
- OFF ROAD PARKING
- CUL DE SAC LOCATION



The Rear Garden is perfect for outdoor relaxation and there are 2 Garages and Off-Street Parking for multiple vehicles.



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

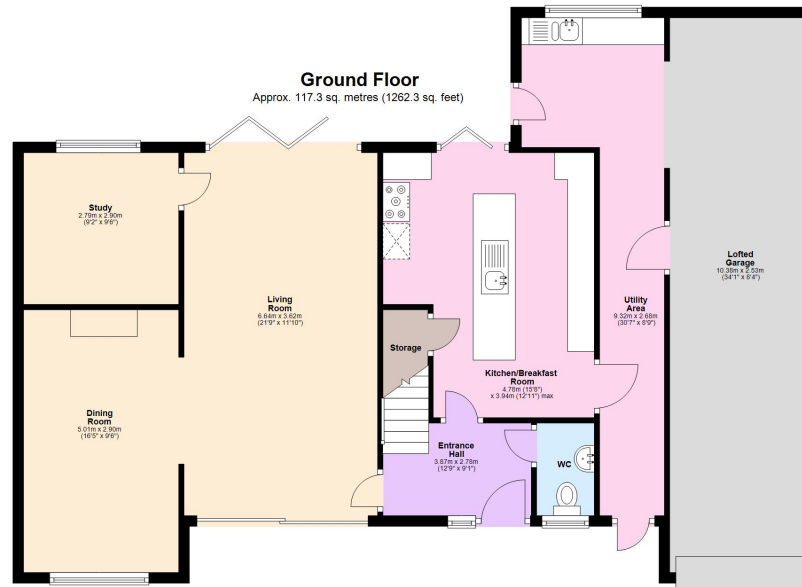
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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:

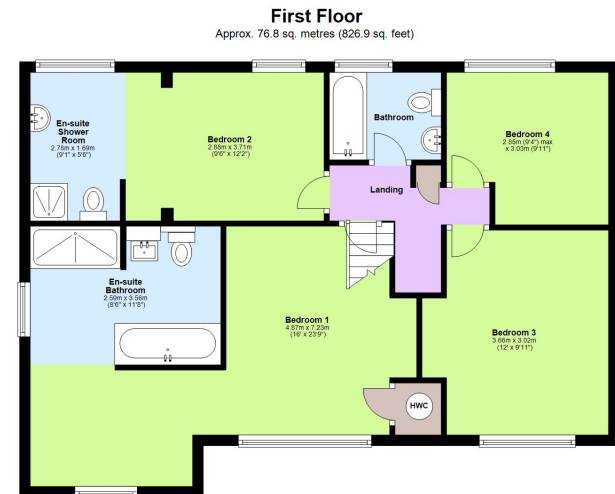
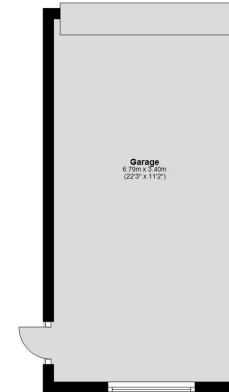
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

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



Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 23.1 sq. metres (248.4 sq. feet)



Main area: Approx. 194.1 sq. metres (2089.3 sq. feet)
Plus outbuildings: approx. 23.1 sq. metres (248.4 sq. feet)

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

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**
Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlestateagents.co.uk



Castles