

**75 The Horseshoe, Leverstock  
Green, Hemel Hempstead,  
Hertfordshire, HP3 8QU**

David  
**Doyle**  
Sales and Lettings

**Price £625,000** Freehold



Located in this highly sought after road in the desirable area of Leverstock Green is this extended and well presented 3 bedroom semi detached family home that offer scope to extend further STNC. This property is conveniently located for shops, schools, amenities, Leverstock Green `Village` green and pretty market town of St Albans is close to hand.

The ground floor is arranged with a good sized living room with patio doors offering access to the rear gardens patio seating area, a separate dining room again with patio doors offering access to the rear gardens patio seating area. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces, part tiled walls and a range of integrated appliances. The ground floor is completed by an entrance porch, a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor and a useful understairs storage cupboard.

The first floor continues to impress with 3 bedrooms and a refitted shower room. The primary bedroom is located to the rear and is of a good size and benefits from a built in wardrobe. The shower room has been recently refitted to a high standard and includes a walk in shower with a fitted shower screen a vanity unit with a wash hand basin with storage under and a low level WC.

The rear garden is an outstanding feature of this property, being pleasantly private and landscaped with a patio seating area for outside entertaining, an area laid to a lawn, a feature herbaceous border, fenced boundaries and a garden shed.

To the front of the property is a generous tumble brick block driveway the provides excellent off road parking facilities and access to the garage. The garage has an up and over door, power and lighting, a personal door to the rear garden and a personal door to the side hallway. To the front is an area laid to lawn.

Viewing is highly recommended. The vendors onward chain is complete.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

Located in this sought after road in the popular area of Leverstock Green

Extended 3 bedroom semi detached family home with scope to extended STNC

Generous living room and a separate dining room

Fitted kitchen

Guest cloakroom

Recently refitted shower room

Pleasantly private rear garden

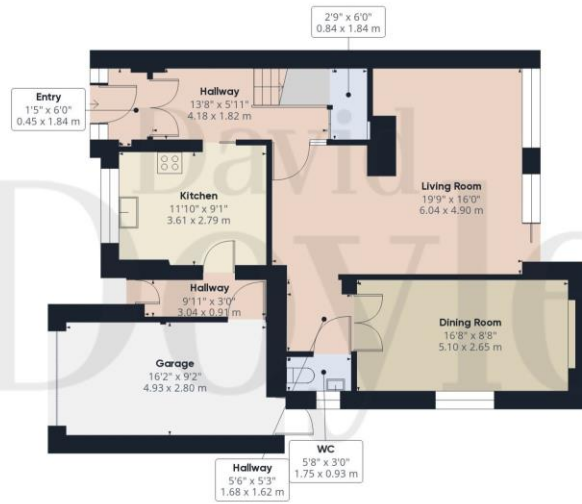
Driveway

Garage

The vendors onward chain is complete

Council Tax Band E

Tenure -Freehold



**Approximate total area<sup>(1)</sup>**

1277.78 ft<sup>2</sup>  
118.71 m<sup>2</sup>

(1) Excluding balconies and terraces

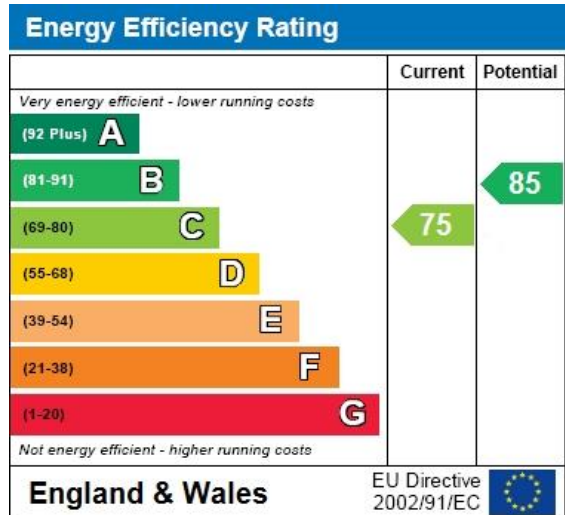
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 75 The Horseshoe, Leverstock Green, Hemel Hempstead, Hertfordshire, HP3 8QU

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1958
Council Tax Band	E
This year council tax charge	£2647.38
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	None
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.