



Castles

THE HEDGES

Leverstock Green Road, Leverstock Green, Hemel Hempstead HP3 8LP



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HP3 8LP

**Guide Price**  
**£550,000**  
(Freehold)

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A modern three-bedroom semi-detached home in a sought-after Hemel Hempstead location.



Situated in a popular and well-connected area of Hemel Hempstead, this stylish three-bedroom semi-detached home offers contemporary living ideal for families, professionals, or first-time buyers.

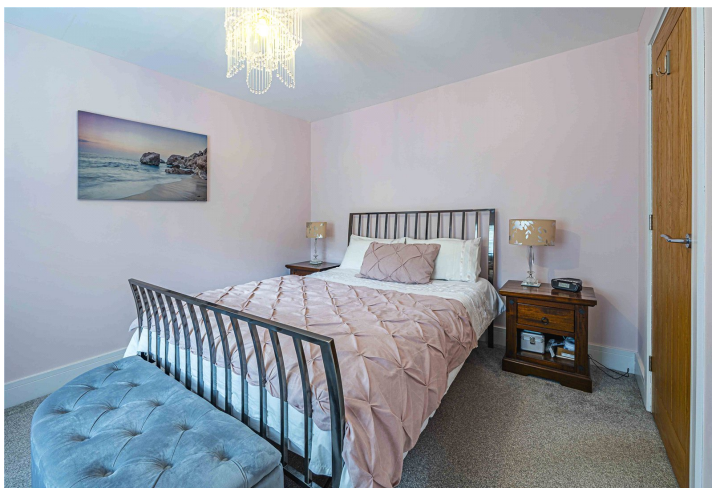
The property boasts a bright and spacious interior, with a generously sized living area perfect for both relaxing and entertaining. The modern kitchen and dining space create a practical and social heart to the home, while the good-sized bedrooms provide comfort and flexibility for growing families or home office use.

Located close to local amenities, schools, and transport links, this is a fantastic opportunity to secure a home in one of Hemel Hempstead's most desirable neighbourhoods.

## Specifications

- SEMI DETACHED
- 3 BEDROOM
- CLOAKROOM
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- SEPARATE LIVING ROOM
- MODERN FITTED BATHROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- LOCATED IN THE HEART OF LEVERSTOCK GREEN VILLAGE





The property benefits from a private rear garden – ideal for outdoor dining or children's play – as well as convenient off-street parking.



#### **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.

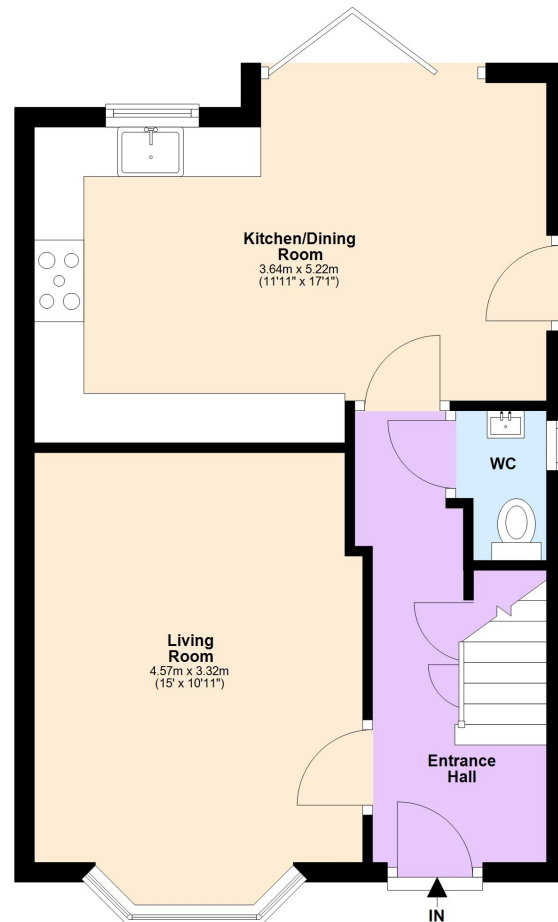
**Tenure: Freehold**

**Council Tax Band: E**

**EPC Rating: B**

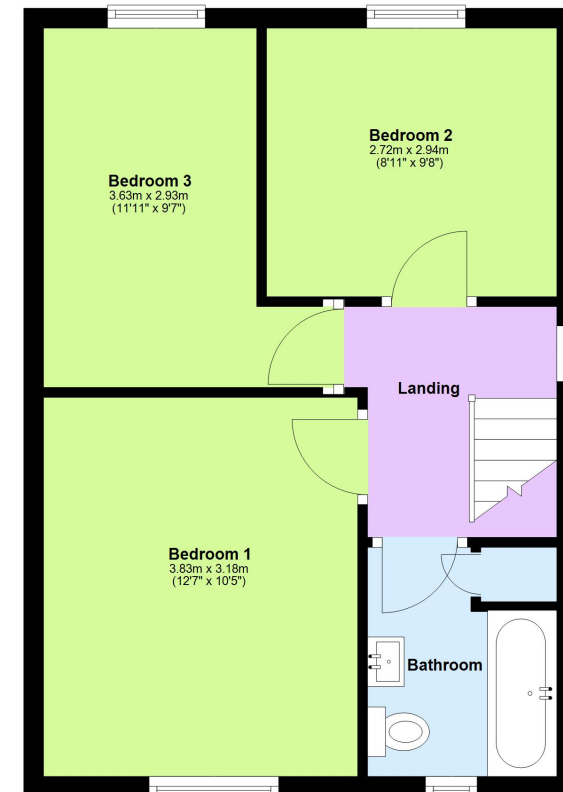
## Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

**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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