



Castles

PENRHYN

Leverstock Green Road, Hemel Hempstead HP3 8PR

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**£785,000**  
(Freehold)

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An outstanding three bedroom detached family home situated in the ever popular Leverstock Green area.



The accommodation comprises a spacious hallway with stairs to the first floor and doors to the tastefully presented formal living room with a log burner. The beautiful open plan kitchen/diner is perfect for entertaining with bi-folding doors opening to the rear garden. The new re-fitted kitchen offers a vast range of wall and base units, co-ordinating work surfaces and an island with integrated appliances opening to the dining and seating areas. Also on the ground floor is the utility room, offering further cupboards and work surfaces, and a door to the downstairs WC. The first floor is a spacious and stylish landing with loft access, airing cupboard, and doors to three bedrooms and the four piece family bathroom.

Externally, the rear garden is exceptional in size and beautifully arranged with a patio seating area, large lawn with a shed to the gardens end, mature colourful plant and shrub borders, fenced boundaries and side access to both sides of the of the property with gated access leading to the large driveway providing off street parking for multiple vehicles. This excellent property is offered for sale in turnkey condition throughout.

## Specifications

- DETACHED FAMILY HOME
- 3 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS WC
- UTILITY
- BEAUTIFUL REAR GARDEN
- OFF ROAD PARKING
- STUNNINGLY PRESENTED THROUGHOUT



This property has been extensively reconfigured by the current owners and is finished to a high standard throughout.



#### **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:**

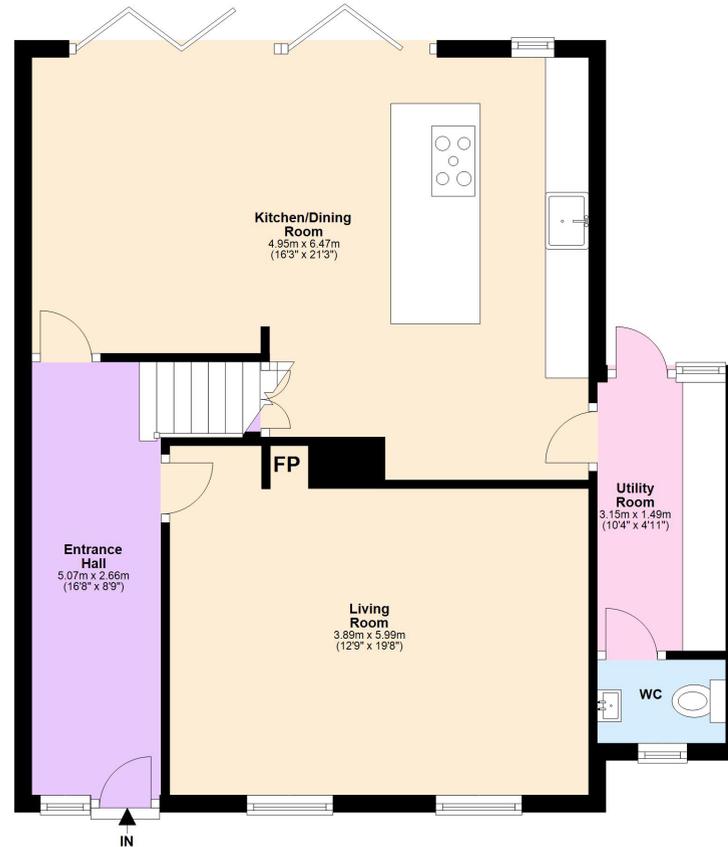
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

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

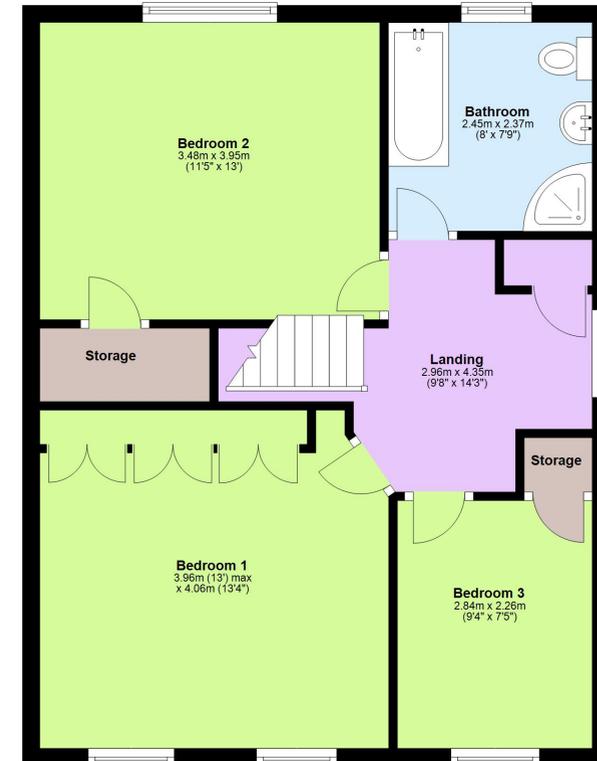
### Ground Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Total area: approx. 116.8 sq. metres (1257.1 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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