


 3 Bedrooms

 1 Bathroom

 2 Receptions

 EPC Band E

Freehold

Council Tax Band:
E £2,865.41 (2025/2026)

Local Authority:
St Albans City & District Council



Charming 3-bed cottage in Leverstock Green on expansive plot with countryside views. Beautifully presented, with 2 large outbuildings & excellent parking.

Description

This charming timber cottage in Leverstock Green offers a serene semi-rural setting with easy access to amenities. Positioned on a half-acre plot, the property is accessed via a drive leading to a spacious parking area. Immaculately presented and recently improved, the entrance hall opens into a bright reception room with a bay window showcasing countryside views. The modern kitchen boasts ample storage and integrated appliances, leading to a stunning dining area with a tiled floor and large windows overlooking the garden. The ground floor also includes a utility room with a WC. Upstairs are three bedrooms, two with fitted storage, and a stylish bathroom. The expansive garden features a large lawn, paved seating area, and mature boundaries. Additional benefits include two sizeable outbuildings. Note: A Covenant prevents development on the plot and business use of outbuildings. The property is timber framed and non-standard construction – please enquire for details.

Location

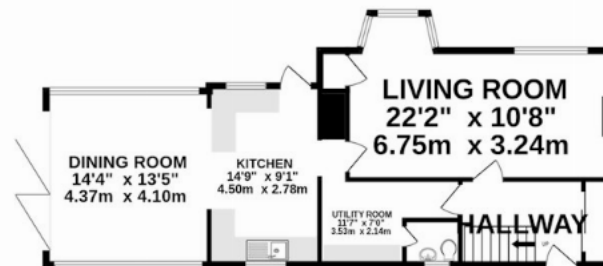
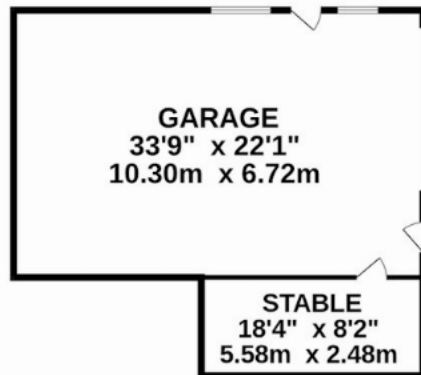
Located in Leverstock Green, this charming property offers village appeal with shops, a church, and a cricket club. Close to St Albans for shopping. Excellent transport links via M1, M25, and trains to London from Hemel Hempstead and St Albans.



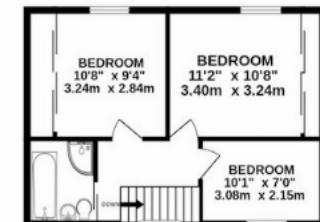
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







GROUND FLOOR
3032 sq.ft. (281.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.

TOTAL FLOOR AREA : 3464 sq.ft. (321.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.