

 3 Bedrooms

 1 Bathroom

 2 Receptions

 100ft

 Off-Street Parking

 EPC Band D

Freehold

Council Tax Band:  
E £2,775.69 (2025/2026)

Local Authority:  
Dacorum





Sizeable 3-bed semi in Leverstock Green with large garden, generous accommodation & 1-bed annexe.

### Description

Nestled in the sought-after village of Leverstock Green, this charming three-bedroom semi-detached family home offers spacious and well-balanced accommodation ideal for modern living. Thoughtfully arranged across two floors, the ground level features a generous living room that flows seamlessly into the dining area, complete with patio doors opening out to the sizeable rear garden. The well-appointed kitchen boasts a range of integrated appliances and ample storage, with further access to the rear garden. A guest W/C completes the ground floor. Upstairs, three comfortable bedrooms are served by a stylish and contemporary four-piece family bathroom. Outside, the property benefits from off-road parking at the front, while the sizable rear garden mainly laid to lawn with a patio area offers excellent space for outdoor enjoyment. A standout feature is the superb one-bedroom annex located at the rear of the garden, complete with a spacious double bedroom, shower room, and access and parking ideal for guests or home office use.

### Location

The property is located in Leverstock Green, a popular village with local shops, a pretty church and a cricket club. The city of St Albans is within easy reach and this provides an excellent range of shops and amenities.



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.

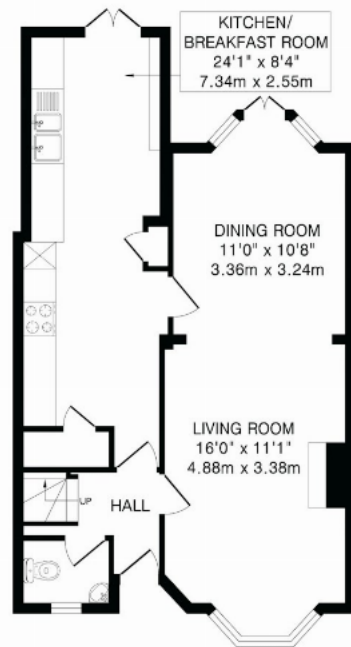




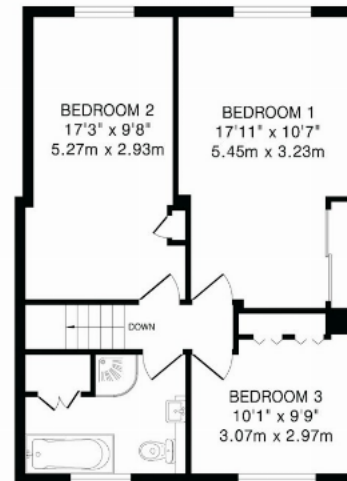








Ground Floor  
609 sq.ft.(56.6 sq.m)approx.



First Floor  
557 sq.ft.(51.7 sq.m)approx.



Annex First Floor  
289 sq.ft.(26.9 sq.m)approx.



Annex Ground Floor  
289 sq.ft.(26.9 sq.m)approx.

TOTAL FLOOR AREA: 1744 sq.ft.(162.1 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are 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.