



4 bedrooms



2 bathrooms



3 receptions



South-Facing



Garage & Driveway



EPC Band D

Freehold

Council Tax Band:

G £3,785.03 (2025/2026)

Local Authority:

St Albans City & District Council



Immaculately presented four-bedroom detached family home near countryside in Leverstock Green, offers over 1700 sq.ft, off-street parking for multiple cars, and a south-facing garden, close to local shops and amenities.

Description

Nestled on a tranquil country lane, Holly Blue is a distinctive executive family home, one of only two properties in its idyllic setting, offering convenient proximity to excellent rail and motorway connections. This charming property boasts four bedrooms, including an en-suite, complemented by two spacious reception rooms, a study, garage, and ample off-road parking. The entrance offers an inviting hallway with oak flooring, leading to a well-appointed cloakroom. The living room features oak flooring and patio doors opening to the rear garden, seamlessly connecting with the dining room, characterised by high ceilings and abundant natural light. The kitchen/breakfast room is equipped with quality fittings and useful access to the side. The first floor encompasses a principal bedroom with en-suite, three additional bedrooms and a family bathroom. The outdoor spaces include a secluded rear garden with level lawn, patio, and gated side access, while the front boasts a gated driveway leading to the garage with an electric door.

Location

Situated in idyllic Leverstock Green, Hertfordshire. With a school, pubs, and Post Office nearby, both Hemel Hempstead and St Albans are easily accessible, perfect for various schooling options and London access.

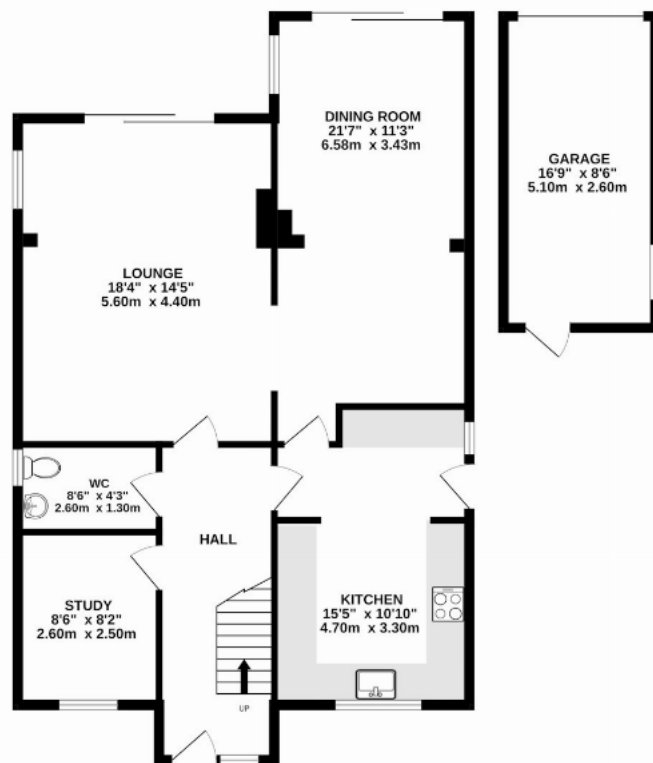
Buyers Information

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.

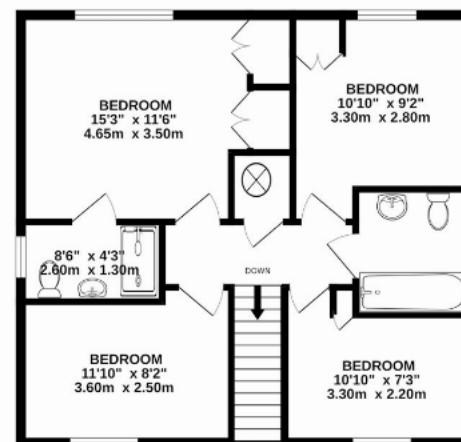








GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.

TOTAL FLOOR AREA: 1701sq.ft. (158.0 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.