 4 bedrooms

 1 bathroom

 3 receptions

 EPC Band D

Freehold

Council Tax Band:
G £3,785.03 (2025/2026)

Local Authority:
Dacorum



An attractive detached family home on a third-acre in desirable Leverstock Green, near amenities and transport. The house offers significant potential to create a delightful family residence.

Description

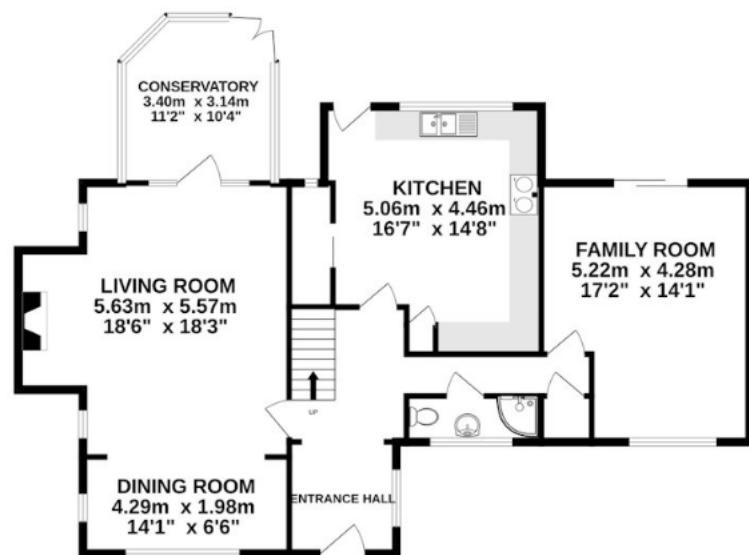
Approached from a private driveway, this property offers a gravel parking area for several cars. The entrance hallway features stairs to the first floor, a guest cloak/shower room, and a cloaks cupboard. The spacious living and dining rooms boast a triple aspect and an impressive Inglenook fireplace. A door at the rear of the living room leads to a sunny conservatory. The double aspect family room adjoins the fully fitted kitchen breakfast room, which offers garden views and seating for at least four. Upstairs, four bedrooms extend from the landing hall. The principal bedroom enjoys a light and airy feel, overlooking both front and rear gardens with extensive fitted wardrobes. Two further double bedrooms, a single bedroom, and a family bathroom complete the accommodation. Outside, a substantial detached double garage, pedestrian access, and a large storage loft offer potential for conversion into a home office, subject to the usual permissions. The property remains largely unchanged, likely retaining permitted development rights for expansion. Centrally positioned on over a third of an acre, the south-facing gardens consist mainly of lawns, bordered by mature shrubs, trees, hedge borders, flower beds, and an ornamental pond. Buyers Information: In compliance with the UK's AML regulations, we must confirm the identity of all prospective buyers when an offer is accepted, using a third-party Identity Verification System. A nominal charge of £48 (per person), including VAT, applies. For more information, refer to our website's terms and conditions.

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.

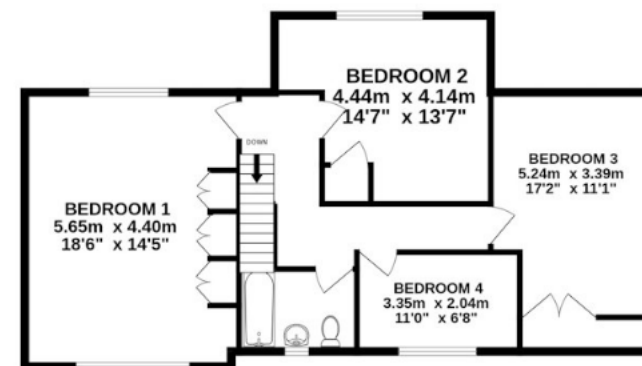
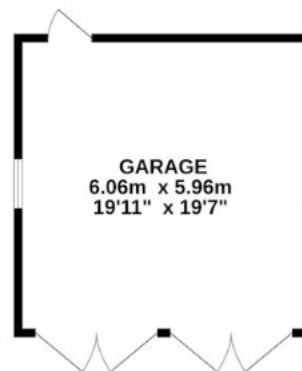








GROUND FLOOR
143.8 sq.m. (1548 sq.ft.) approx.



1ST FLOOR
77.3 sq.m. (832 sq.ft.) approx.

TOTAL FLOOR AREA : 221.1 sq.m. (2380 sq.ft.) 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.