

26 Oakhill Close, Oakwood  
Gate, Leverstock Green,  
Hertfordshire, HP2 4FZ

David  
**Doyle**  
Sales and Lettings

Price £540,000 Freehold



This beautifully presented 3 bedroom semi detached family home with an ensuite shower room to the master bedroom and a garage and carport to the rear is located on the prestigious `Oakwood Gate` development, close to Leverstock Green `Village`, open countryside, motorway networks with the Cathedral City of St Albans close to hand. This property has been finished to a high specification and occupies a stunning position and the front of the development overlooking the well kept communal lawns.

The ground floor comprises a spacious dual aspect living room that enjoys views towards the front aspect, an impressive feature wall and a pair of doors that offer access to the kitchen dining room. The kitchen is fitted with a range of matching wall and floor mounted units, colour coordinated work surfaces with a matching upstanding and a range of integrated appliances. The dining area also benefits from a pair of double glazed French doors that offer access to the rear gardens patio seating area. The ground floor is completed by a useful guest cloak room and a welcoming entrance hall with stairs leading to the first floor.

The first floor continues to impress with 3 bedrooms (all with fitted or built in wardrobes), a family bathroom and an ensuite to the master bedroom. The third bedroom is being used as a dressing

room and study by the current owner and is fitted with a bespoke glass fronted wardrobe to one wall with the addition of feature lighting.

The rear garden is pleasantly private and landscaped with a generous patio seating area, herbaceous borders, fenced boundaries, outside lighting, outside power and gated side access.

To the side of the property is garage and a carport that offer excellent off road parking facilities. The garage benefits from eaves storage, power, lighting and a personal door to the rear garden. It has pervasively been used as a gym area.

Viewing is highly recommended to fully appreciate this fantastic family home.

#### NO UPPER CHAIN

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

This beautifully presented 3 bedroom semi detached family home with NO UPPER CHAIN

Convenient for local shops, schools and amenities

Dual aspect living room

Kitchen dining room

Downstairs guest cloak room

Master bedroom with an ensuite shower room

All bedrooms with fitted or built in wardrobes

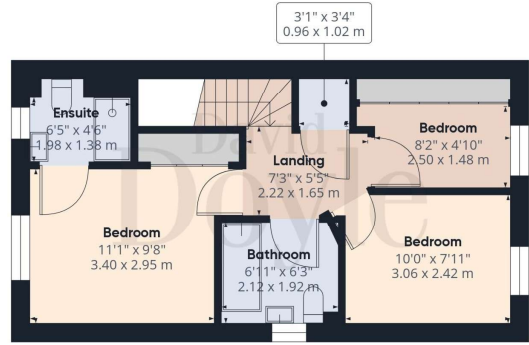
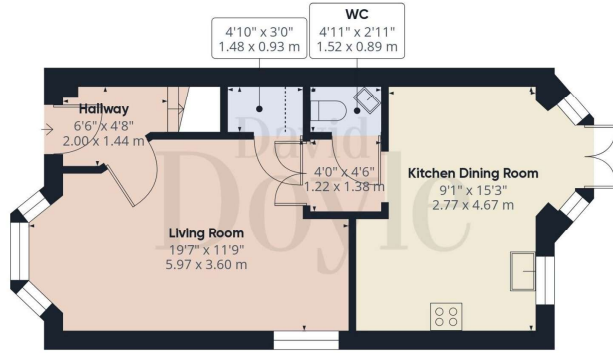
First floor family bathroom

Pleasantly private rear garden

Garage and carport offering excellent off road parking facilities

Council Tax Band E

Tenure -Freehold



**Approximate total area<sup>0</sup>**

1031.39 ft<sup>2</sup>  
 95.82 m<sup>2</sup>

**Reduced headroom**

110.98 ft<sup>2</sup>  
 0.96 m<sup>2</sup>

(1) Excluding balconies and terraces

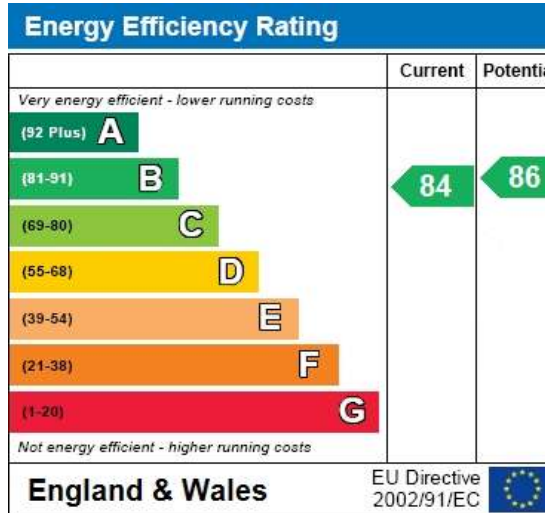
Reduced headroom  
 ..... Below 5 ft/1.5 m

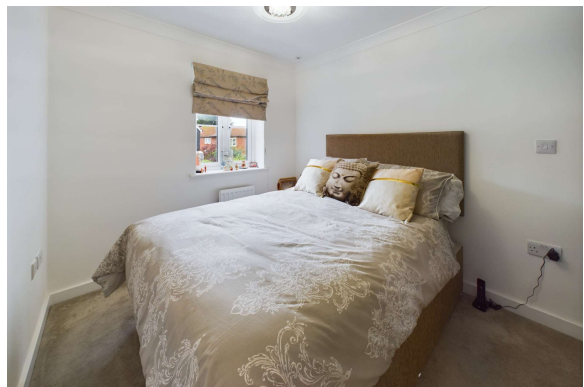
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 26 Oakhill Close, Oakwood Gate, Leverstock Green, Hemel Hempstead, Hertfordshire, HP2 4FZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? New build about 7 years old

Council Tax Band Not sure

This year council tax charge 1800

Tenure Freehold

Is the property shared ownership No

Are there any maintenance charges for the road Yes

Please confirm amount, frequency and details of the management company Approx £550pa January

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied Cable

Do you have a telephone connection? Landline

What parking facilities does your property have Private/driveway  
Garage  
Allocated Parking

Please state any costs per annum for parking

No

Are you aware of any asbestos containing material in the property?

No

Are smoke alarms installed at the property?

Yes

Is the property an apartment?

No

Is the property in a conservation area?

No

Is the property listed?

No

Are there any restrictive covenants?

No

Are there any rights of way or easements?

No

Is your property in a flood risk area?

No

Has your property or nearby land flooded in the last 5 years?

No

Are you aware of any planning permissions or applications in the immediate area?

No

Does your property have any accessibility features installed?

No

Has your property been subject to any structural movement?

No

Is your property in the vicinity of any current or historic mining?

No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.