



Ullswater Road, Hemel Hempstead

In Excess of £580,000

proffitt  
& holt





## Ullswater Road

Hemel Hempstead

This well presented family home sits in a quiet cul-de-sac in the ever popular Leverstock Green area, within walking distance of local shops, parks and schools. The house sits on an unusually wide plot, giving plenty of potential to extend (STPP).

The internal accommodation is a traditional design, with a welcoming entrance hall leading in to a spacious living and dining room. In turn, this leads out to a bright and airy conservatory with solid roof and double doors flowing straight out to the garden. The kitchen has been tastefully refitted in a contemporary design with plenty of cupboard and worktop space, as well as a range of integrated appliances. Additionally, there is a ground floor shower room and toilet for added convenience. Stairs lead to the first floor, which houses three comfortable bedrooms and a family bathroom, which has been fitted with a large walk-in shower.

Externally, the large rear garden has been thoughtfully designed, with various paved seating areas, attractive borders and manicured lawned spaces. Additionally, covered access leads you to the front of the house where there is a driveway offering parking for multiple vehicles and access to a single garage.





## Ullswater Road

Hemel Hempstead

Leverstock Green is a suburb in Hemel Hempstead, in the English county of Hertfordshire. It is located on the eastern edge of the town.

Leverstock Green has a school: Leverstock Green Church of England Primary School, also a cricket club, tennis club, football club, village hall, shops, pubs and Holy Trinity Church.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Well Presented Family Home
- Quiet Cul-De-Sac Close To Shops And Schools
- Downstairs Shower Room
- Garage Plus Driveway For Multiple Vehicles
- Refitted Kitchen
- Large Open-Plan Living/Dining Room
- Landscaped Rear Garden - Wide Plot
- Potential To Extend (STPP)
- 3 Bedrooms



***For broadband and mobile speeds see:***

***<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>***

## **General Information**

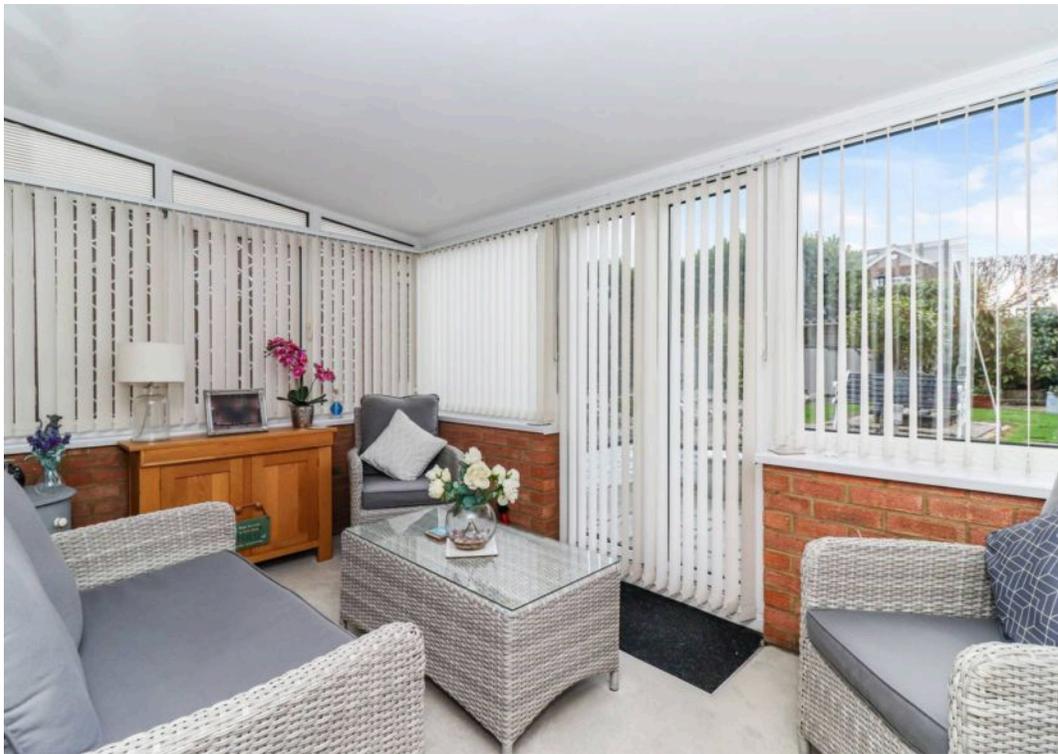
### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

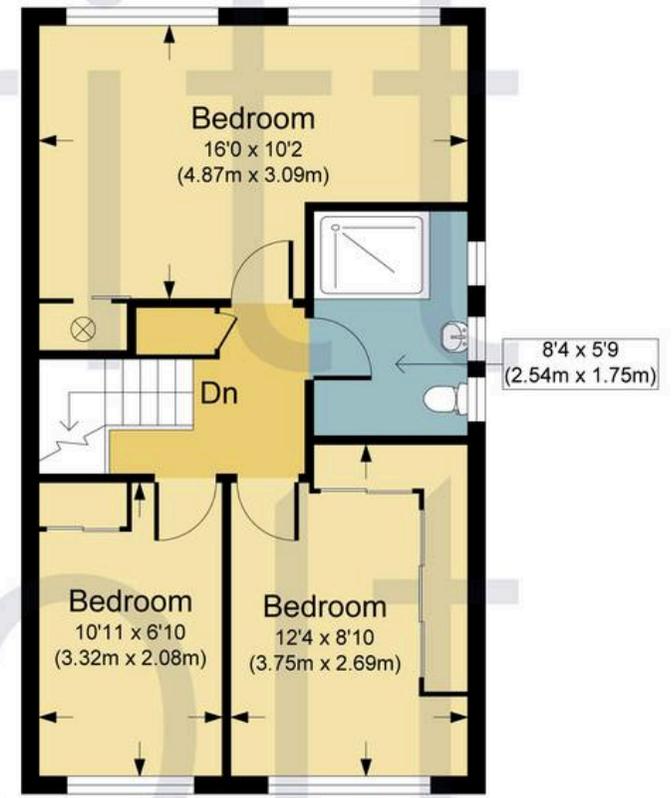
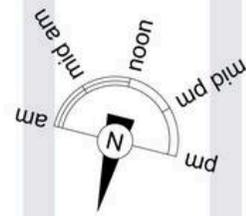
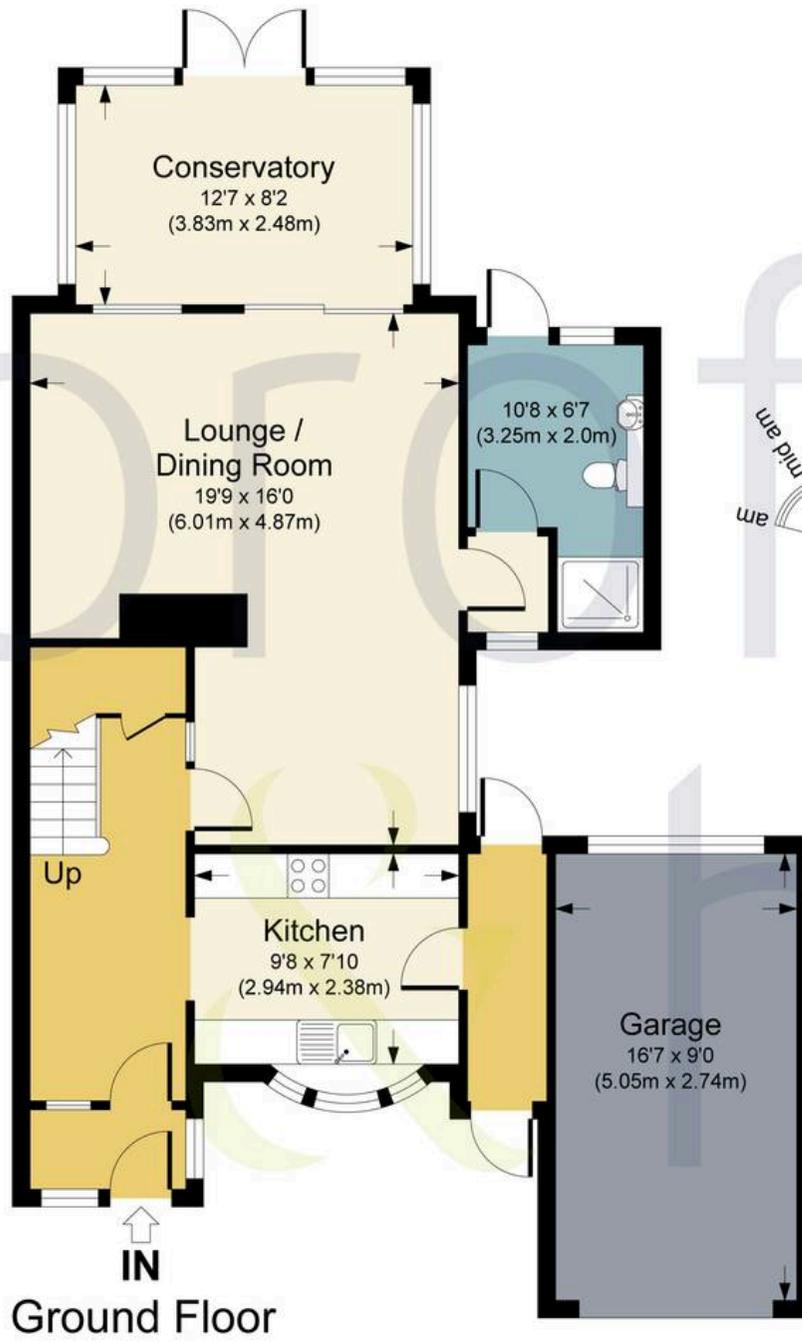
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor

First Floor

ULLSWATER ROAD, HP3

APPROX. GROSS INTERNAL FLOOR AREA 1282.95 SQ FT / 119.19 SQ M. INC. GARAGE

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