



## Leverstock Green Road, Hemel Hempstead, HP3 8QJ £1,500

A STUNNING and recently refurbished character home situated in this desirable position in Leverstock Green Village. Accommodation includes an IMPRESSIVE open plan living/dining room, REFITTED kitchen with appliances, downstairs bathroom and two well proportioned first floor bedrooms. Externally the property further boasts front and rear gardens. Available Early November 2025. Unfurnished. Contact Sears & Co to arrange your viewing. Council tax band C.



**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100



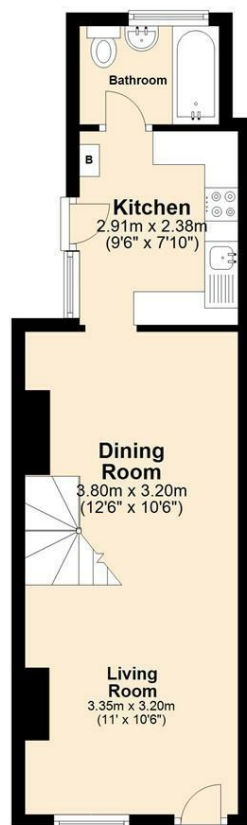


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

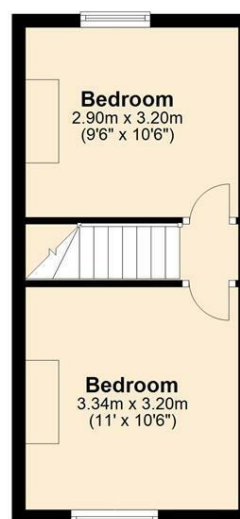
## Ground Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



## First Floor

Approx. 23.3 sq. metres (250.9 sq. feet)



Total area: approx. 57.0 sq. metres (613.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

**2 The Briars, Leverstock Green Road, -**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	90   B
39-54	E		
21-38	F		
1-20	G		

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Property Misdescriptions Act.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF

call: 01442 254 100