



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Curtis Road, Leverstock Green, HP3 8LE
Asking Price £500,000

Tucked away in a peaceful cul-de-sac in the heart of Leverstock Green, this well-presented two-bedroom end of terrace home offers a rare opportunity for buyers seeking both charm and potential.

With NO UPPER CHAIN, it is an ideal choice for those looking for a smooth and swift purchase.

Set back from the road, the property enjoys a generous frontage, providing excellent curb appeal. A spacious driveway offers ample parking, while double gates open to an expansive rear garden, perfect for outdoor entertaining, family gatherings, or simply unwinding in a private and tranquil setting.

A standout feature of this home is the wide side plot, which presents an exciting opportunity for a substantial extension or even the possibility of an additional dwelling, subject to the necessary planning permissions.

Inside, the home is thoughtfully designed for modern living. The ground floor welcomes you with a bright and airy entrance hall, leading to a contemporary kitchen that is both stylish and functional, offering ample storage and direct access to the rear garden.

A well-placed ground-floor shower room adds to the convenience, making everyday living effortless.

Upstairs, two generously sized double bedrooms provide comfortable and versatile spaces, whether for relaxation or home working. A spacious family bathroom completes the first floor, offering both a bath and separate shower.

The loft holds even more potential, with the possibility of conversion to create an additional bedroom and shower room, subject to planning approval, making this home adaptable for growing families or those looking for extra space.

Curtis Road enjoys an enviable location within Leverstock Green, a charming village known for its strong sense of community. Just a short stroll away, the village green and its sociable cricket club create a welcoming atmosphere, while a variety of independent shops, family-friendly pubs, and restaurants add to the area's appeal.

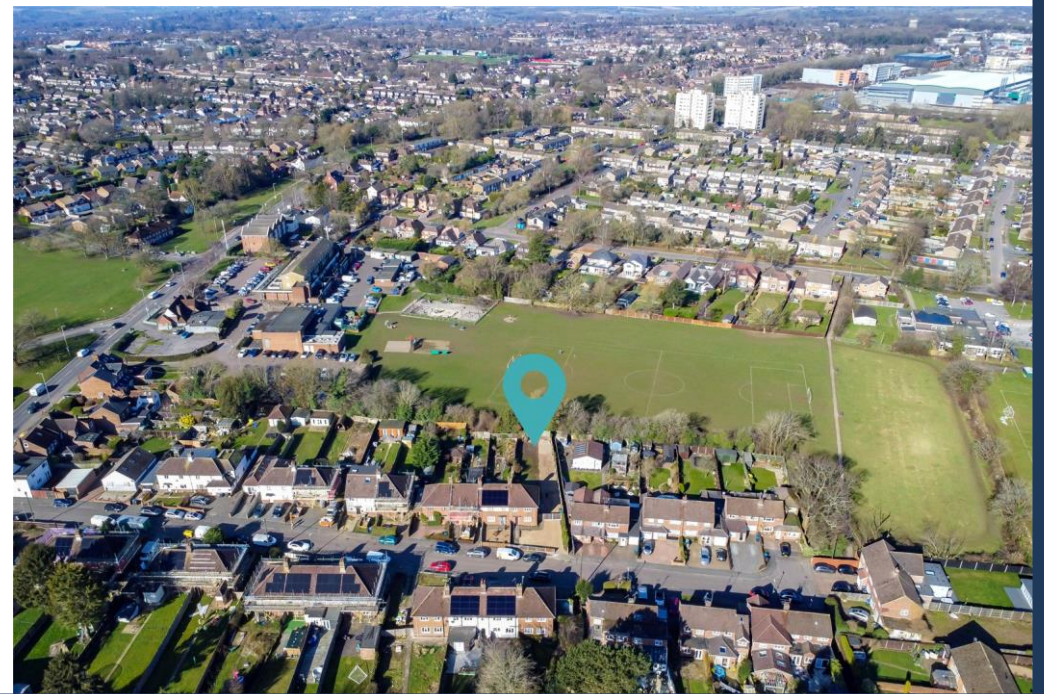
With easy access to both St Albans and Hemel Hempstead, as well as excellent transport links including the M1 and M25 motorways, this home is perfectly positioned for those who value both convenience and lifestyle.

Tenure: Freehold
Council Tax Band: D
EPC Rating: E



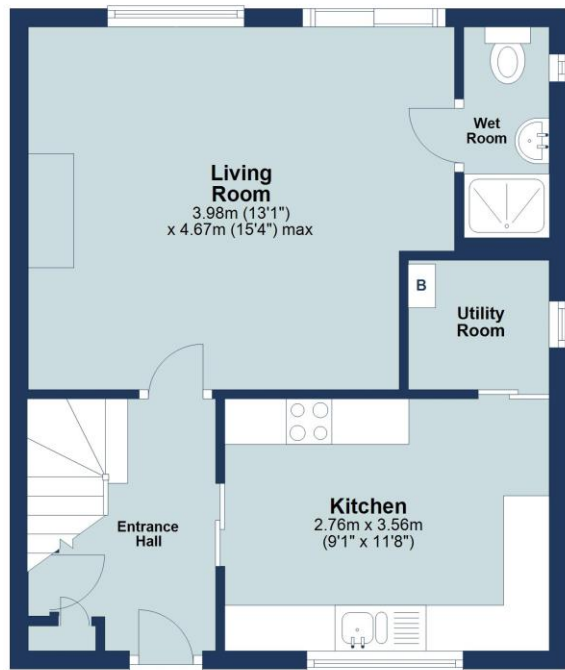






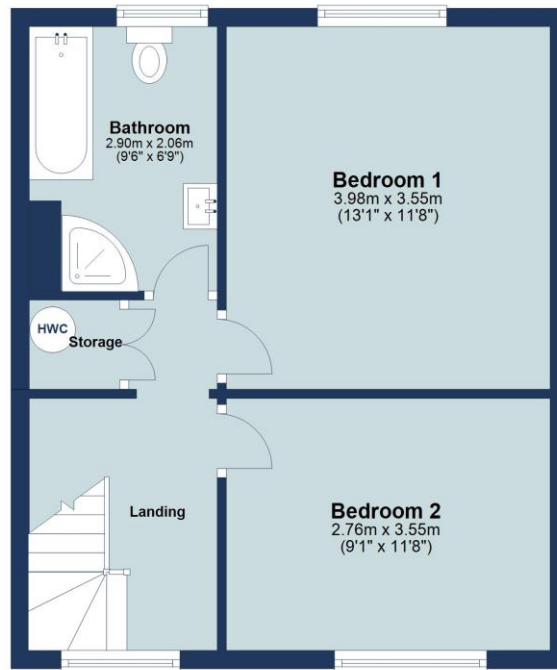
Ground Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 78.1 sq. metres (841.2 sq. feet)

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

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