



12.12.2021

BERKSHIRE HOUSE

REGENT  
ESTATES

# SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD

£1,350,000

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## ACCOMMODATION

An immaculately presented five bedroom home offering approximately 3,800 sq ft of accommodation tucked away on one of Felden's desirable private roads.

The Georgian style property has high ceilings, under floor heating to the ground floor and ornate coving. It is conveniently located for commuters and excellently positioned for walks within the Box Moor Trust estate.

The welcoming hallway leads to the principal rooms. The sitting room is spacious, light and features a beautiful fireplace with gas fire. French doors open onto the terrace. The contemporary kitchen offers ample storage. The dining room and study are both situated at the front of the property. Leading from the ground floor, stairs will take you down to the overly generous family room with doors leading onto the sunny south facing rear garden. A large utility room and storage cupboard completes the lower floor.

On the first floor, the sizable landing leads to the principal bedroom suite with a dressing room and en suite which has the benefit of both a bath and separate shower. Three further bedrooms can be found on this floor, one of which includes an en-suite. The modern family bathroom is also on this floor. The second floor provides an additional generous double bedroom which has a further bathroom on this level.

## LOCATION

## OUTSIDE

Outside, the sheltered garden has been landscaped. A perfect garden for entertaining and perfectly positioned to take in the sun well into the evening. At the front of the property there is a double garage, driveway and gated access to both sides of the property.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
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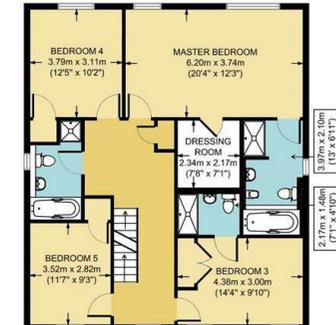
THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 517 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1033 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1098 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1109 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 3767 SQ FT / 350 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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