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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...



Hemel Hempstead

GUIDE PRICE £850,000



Hemel

GUIDE PRICE

£850,000

Measuring circa 2250 sq ft and boasting a wonderful Southerly facing plot in this stunning cul-de-sac in the heart of Felden yet only 10 minute walk to the mainline train station! Viewing is a must to appreciate the position.



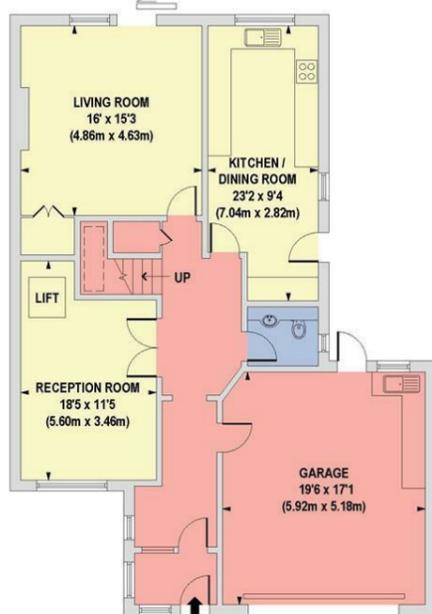
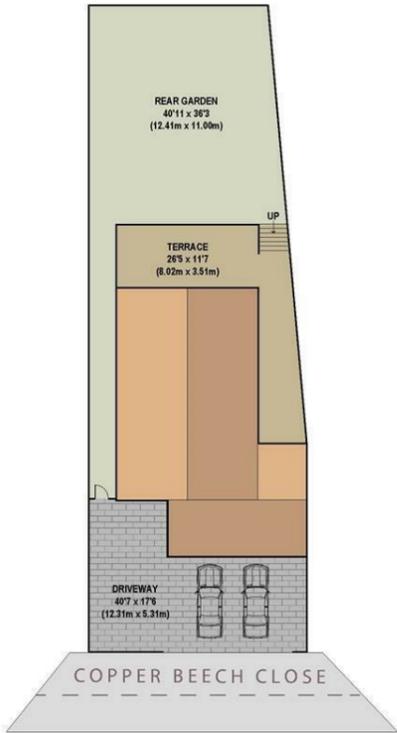
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COPPER BEECH CLOSE

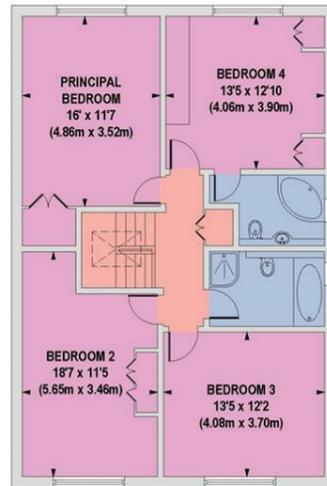
Felden



Approximate Gross Internal Floor Area
2266 sq. ft / 210.56 sq. m (Including Garage)
1924 sq. ft / 178.73 sq. m (Excluding Garage)



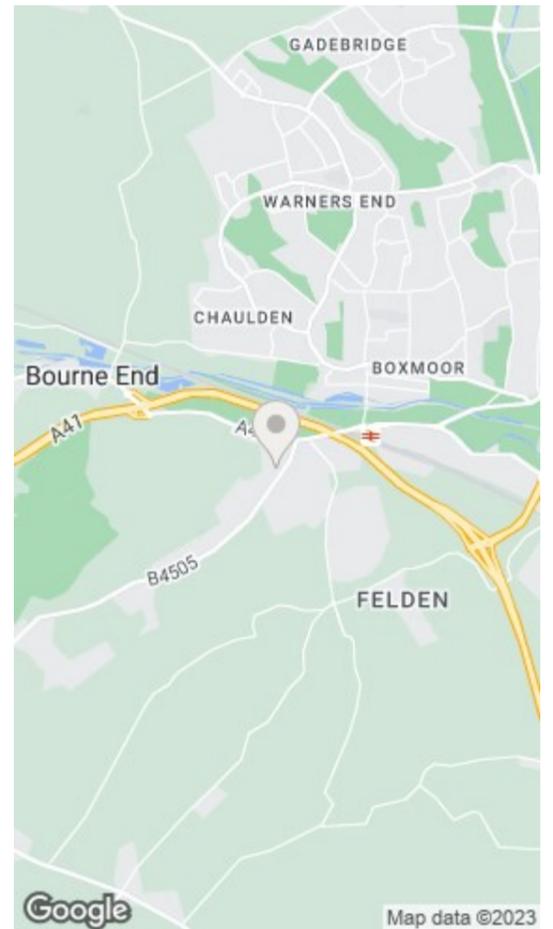
GROUND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	81		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81 plus) A</p> <p>(61-80) B</p> <p>(39-60) C</p> <p>(25-44) D</p> <p>(19-54) E</p> <p>(11-38) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	



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A wonderful opportunity to purchase a four bedroom family home with excellent scope to extend STNP.



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Ground floor

Accessed via a spacious porch leading into a large hallway giving access to all rooms. Directly to your right is access to the large double garage, the ground floor offers a good size dining room with the added advantage of a lift to bedroom four, a w/c, an eat in kitchen and a sunny living room with sliding doors opening onto a raised patio area. A sweeping staircase rising to the first floor landing area.

First Floor

The landing area has doors opening to all four double bedrooms and the family bathroom. The master bedroom which benefits from an ensuite and bedroom three overlook the private garden, whilst bedrooms 2 and 4 are positioned at the front of the property. Bedroom four benefits from fitted wardrobes and the lift from the ground floor.

Outside

There is a front driveway which provides parking for up to 3 cars and leads to a spacious double garage which has a remote controlled up and over door, power, light, courtesy door to the hallway and door to the garden.

Rear Garden

To the rear of the property there is an elevated patio area ideal for entertaining, stairs lead down to the main part of the garden which is laid to lawn with an additional patio area at the bottom of the garden. The garden is private and enclosed, and has gated access to the side. The boundaries are well supported by a range of mature beds and borders and there are a number of specimen trees and hedges throughout.

The Location

As you meander through the leafy Hertfordshire lanes on the edge of the Chiltern Hills, you will find the hamlet of Felden. Whether you are looking for an easy drive to the golf course, a slalom on the indoor ski slopes or a trip to the local shopping centre, Felden is very well placed. The house is surrounded by rolling greenbelt countryside and has many glorious walks. Enjoy a Sunday stroll to dine at the Three Horseshoes an 'olde worlde' dog friendly pub with alfresco dining and often a quartet playing. Other recommendations are Boxmoor Lodge or walk along the Grand Canal to sample the fine food of The Fishery. The area also has a number of excellent schools for both private and state education.

Transport links

There is easy access to Hemel Hempstead railway station. If you work in London you can be in Euston by train within 30 minutes. It takes just 10 minutes to walk to the station from the property. The property benefits from being out in the country but at the same time, an easy drive to Berkhamsted, which is just 3 miles away! The property is also within reach of St Albans, Watford and Hemel Hempstead, Major shopping and leisure facilities can be accessed easily in the towns and the M1, traveling towards London and the M25, is just a short drive away.

Education in the area

With a range of excellent schools in the area, you are within a 10 minute drive of a number of independent schools to include: Westbrook Hay, Chesham Prep, Berkhamsted, Lockers Park, and the Tring Performing Arts school.

Agents information for buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank account, the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill. Unfortunately, we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information



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