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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
Contact us for a **free valuation**
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Temptation comes in many forms...



Felden
PRICE GUIDE £1,200,000

Felden

PRICE GUIDE

£1,200,000

A wonderfully positioned executive detached family home boasting a set back position in a sought after location minutes walk from a mainline station. Approaching 2800 sq ft with 5 double bedrooms, 3 bathrooms and 5 reception rooms the property is offered for sale with no upper chain, in excellent condition and with a Southerly facing rear garden.



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Birchmere, London Road, Felden, HP1

Approximate Area = 2617 sq ft / 243.1 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 2795 sq ft / 259.6 sq m
or identification only - Not to scale



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





Benefitting from a non estate set back position in the heart of Felden close to local amenities and a host of popular independent schools.



Ground Floor

The front door opens to a spacious reception entrance hallway where stairs rise to the first floor and doors open to the ground floor accommodation. The 24ft principal reception room runs from front to back and is dual aspect with a window to the front and French doors opening to the sunny rear garden. There is a dedicated study and a sitting room/snug which also overlooks the rear garden. The kitchen has been fitted with a good quality and comprehensive range of base and eye level units and is open plan to the dining room which is triple aspect with windows to both side aspects and French doors opening to the rear garden. From the kitchen a door opens to a rear lobby which has a door to the outside and a door to the utility room and to the cloakroom with a fitted two piece suite

First Floor

A large landing area has doors opening to all five double bedrooms including the wonderful principal bedroom suite which boasts both a dressing room and ensuite bathroom. A door opens to a family bathroom which is fitted with a four piece suite while the guest bedroom also has the bonus of an ensuite shower room.

Outside

The front of the property offers a single Garage with light and power, complemented by a generous Driveway providing excellent Off-Street Parking facilities. The well-arranged external Garden is a highlight, featuring Patio seating areas, a large Lawn, fenced boundaries, and vibrant mature plants and shrubs, with convenient side access.

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.

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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 5 to 10 minutes to walk to the station from The Conifers. We are out in the country but at the same time we can easily drive to Kensington, which is just 22 miles away and are within reach of St Albans and Hemel Hempstead. Major shopping and leisure facilities can be accessed easily in the towns and the M1, travelling towards London and the M25, is just a short drive away.

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 accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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