



Felden Lane
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Offers In Excess Of £1,600,000

entrance hall | lounge | kitchen/breakfast room | dining room | cloaks/WC | first floor landing | master bedroom with ensuite bathroom | three further bedrooms | family bathroom | playroom with ensuite shower room | utility | first floor landing | two bedrooms | double garage & driveway parking | swimming pool | 1.75 acre plot comprising gardens & paddock

A six bedroom detached residence offering excellent family accommodation with annexe potential, set in a superb 1.75 ACRE plot comprising gardens and paddock within the highly admired hamlet of Felden.

This lovely family home boasts generous and versatile living space including a large lounge, kitchen/breakfast room and separate dining room. The first floor is comprised of a master bedroom with ensuite bathroom, a further three double bedrooms and a family bathroom.

Additionally, there is a ground floor playroom with ensuite shower room, a utility/boot room, plus a further two bedrooms above. This 'wing' could easily be used as a separate annexe.

Outside, the stunning, south-facing gardens extend to 1.75 acres to include a large area of lawn with beautiful established planting, a swimming pool, wildlife pond, paddock and outbuilding. There is the benefit of a double garage and ample driveway parking.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Photovoltaic panels generating electricity.

Situation

Felden is a charming hamlet, perfectly positioned close to both Berkhamsted and Hemel Hempstead town centres which offer a variety of recreational and shopping facilities. Excellent schooling is available nearby at primary and senior levels, including Westbrook Hay and Berkhamsted School. The property is within easy reach of the A41 bypass providing excellent links to the M1 and M25. Hemel Hempstead station is a short distance away and provides services into London (Euston) in under half hour.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Main area: Approx. 299.2 sq. metres (3220.2 sq. feet)
Plot: Approx. 100.0 sq. metres (1076.3 sq. feet)
Annexe: Approx. 39.2 sq. metres (419.8 sq. feet)

Disclaimer: Floor plan is for marketing purposes only and is to be used as a guide. SGR Studio
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	64	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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