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Is there a **price** that would **tempt**

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Felden

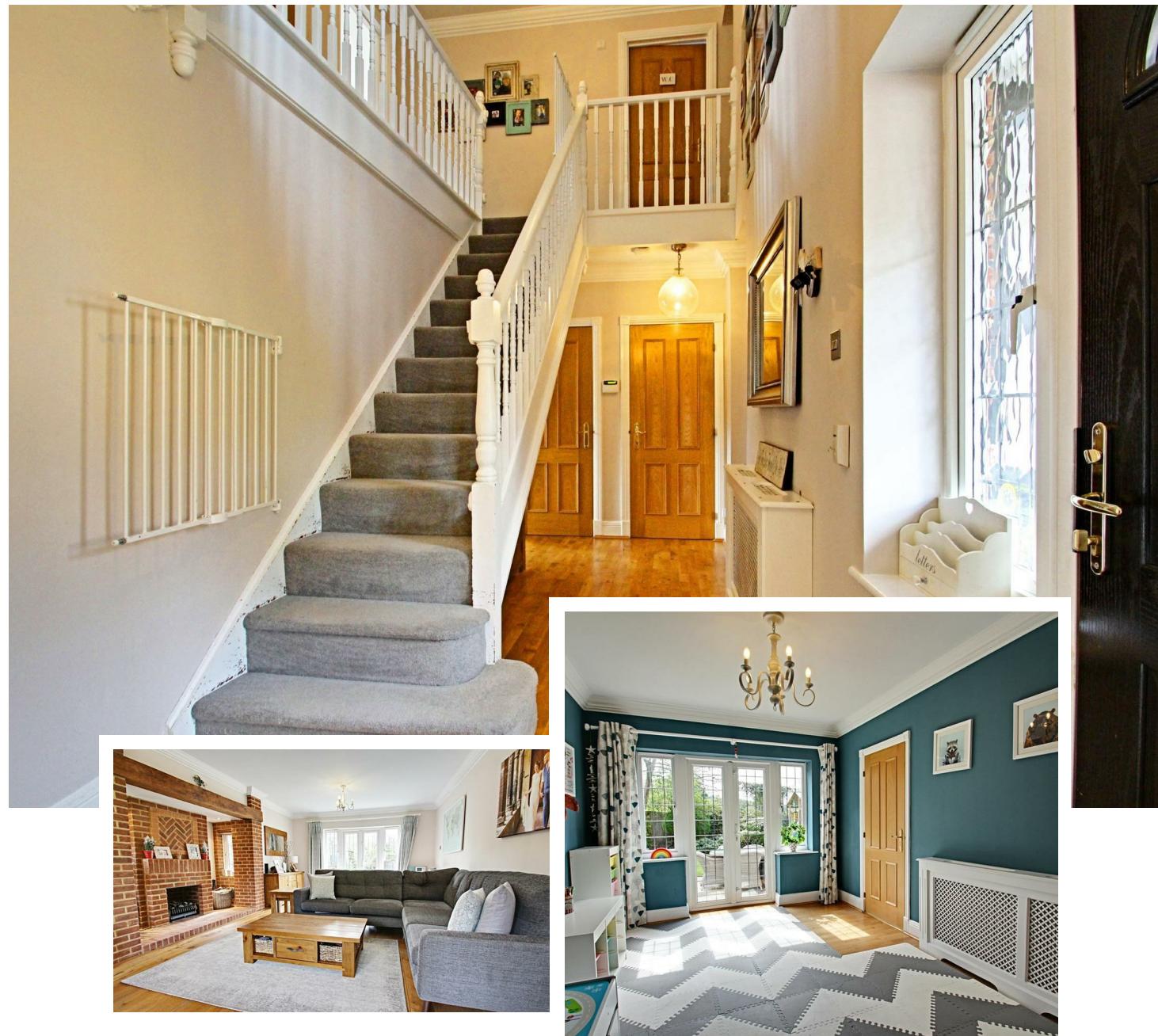
OFFERS IN EXCESS OF £1,200,000

# Felden

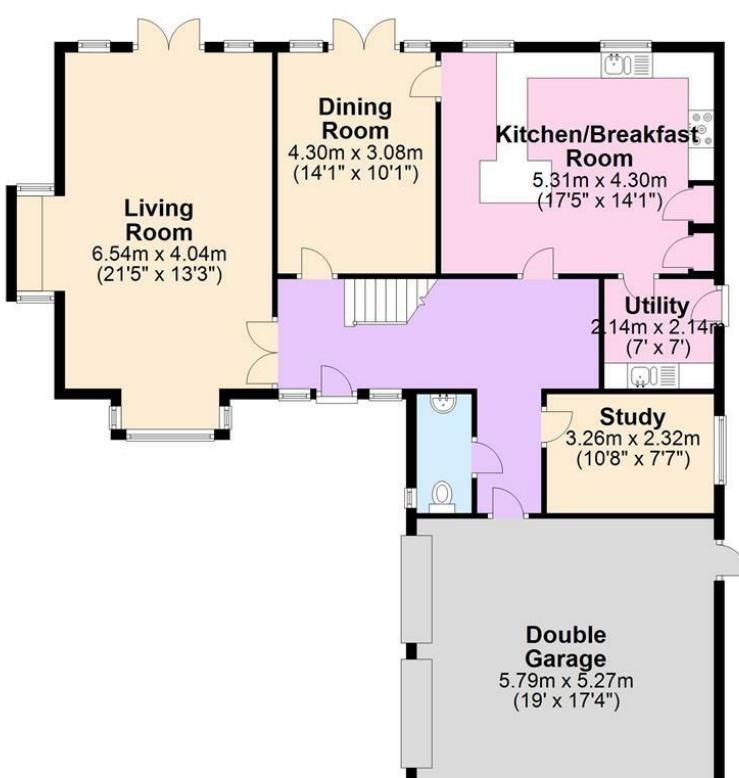
OFFERS IN EXCESS OF

£1,200,000

A beautiful family home in excess of 2,600 sq ft and positioned in a prime, private cul-de-sac only 10 minute walk from Hemel Hempstead mainline train station and within striking distance of several excellent schools, stunning walks, and woodland.

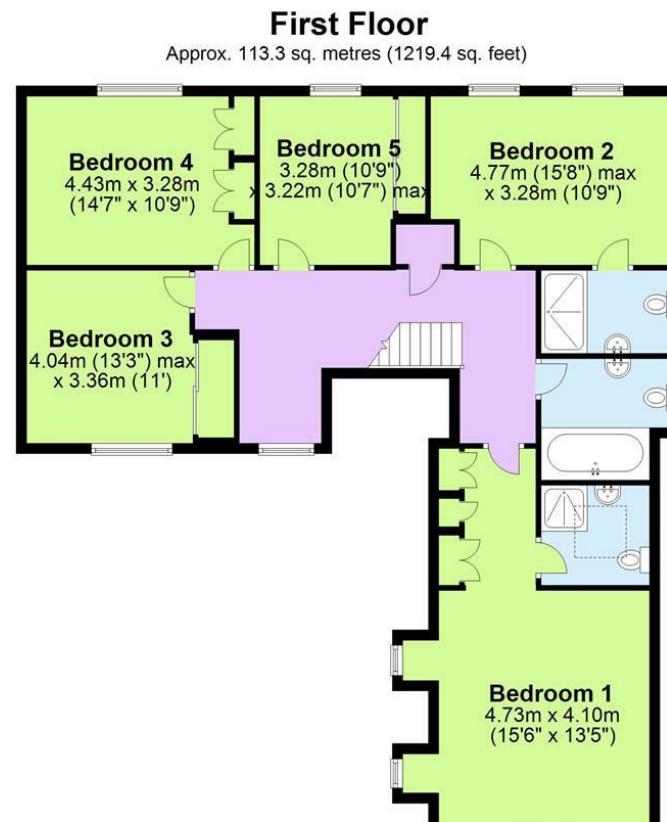


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Total area: approx. 244.2 sq. metres (2628.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



First Floor  
Approx. 113.3 sq. metres (1219.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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With five double bedrooms, three bathrooms, three reception rooms, and a spacious kitchen/breakfast room complimented by a utility room, this makes the ideal family home.



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#### Ground Floor

Offered for sale in excellent decorative order, this stunning family home has the benefit of a spacious reception hallway, triple aspect living room with baronial style fireplace, separate dining room, study, cloakroom, and refitted kitchen/ breakfast room which measures in excess of 17ft in length and has the added advantage of a utility room.

#### First Floor

The first floor offers a large galleried landing area that has doors opening to all five double bedrooms of which both the master and guest bedrooms benefit from refitted ensuite bathrooms, with the three other bedrooms being serviced via a family bathroom.

#### Outside

Externally there is a block paved driveway to the front which leads to a double garage that has two electric doors. The rear garden which is South-West facing is particularly private and benefits from backing onto protected fields.

#### The Location

As you wind your way 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 artificial 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 Inn.

#### 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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