



Laurel Bank
Felden

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Offers In Excess Of £1,225,000

entrance hall | living room | dining room | kitchen/breakfast room | utility | study | WC | first floor landing | master with ensuite shower | second ensuite bedroom | three further bedrooms | family bathroom | double garage & parking | front & rear gardens

A five bedroom detached family home offering generous accommodation and an excellent private cul-de-sac setting, just a short walk away from the mainline station at Hemel Hempstead and with beautiful countryside, pubs, schools and the Grand Union canal within easy reach.

A lovely, light dual-aspect living room includes a characterful brick fireplace and french doors leading out to the terrace. The separate dining room also features french doors to the garden. A well-appointed kitchen/breakfast room benefits from an adjoining utility. The ground floor is completed by a dedicated study and a convenient WC.

The generous first floor landing gives access to the master bedroom which includes built-in storage and a stylish ensuite shower room. Bedroom two also comes with an ensuite shower. There are a further three double bedrooms plus a modern family bathroom.

Outside, the pretty south-westerly facing rear garden features an attractive paved terrace with the remainder mainly laid to lawn. To the front, the property benefits from a double garage and block-paved driveway parking.

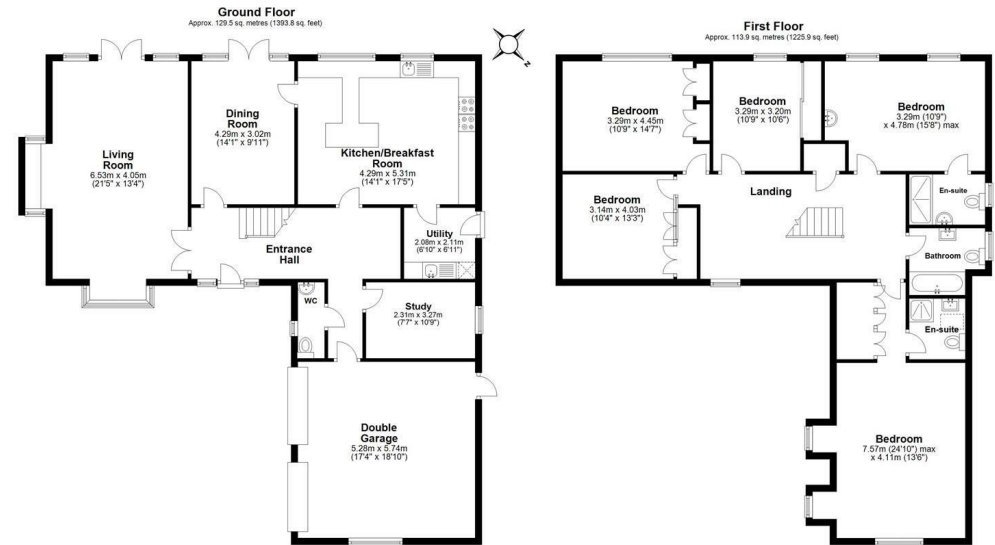
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

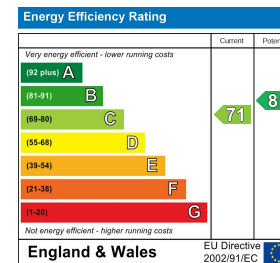
Situation

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 an 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.



Total area: approx. 243.4 sq. metres (2619.7 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SSM Studio
Plan produced using Planipol.



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