



Laurel Bank

Felden



Offers In Excess Of £1,200,000

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

VIDEO. 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.





Stepping inside, 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 further reception is currently used as a study. The well-equipped kitchen and breakfast room includes space for a range cooker, while the adjoining utility is a useful addition for busy family life. For added practicality, a downstairs WC is located off the hallway.

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 a large paved terrace; ideal for outdoor dining and socialising. An area of lawn is complemented by mature planting.

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).

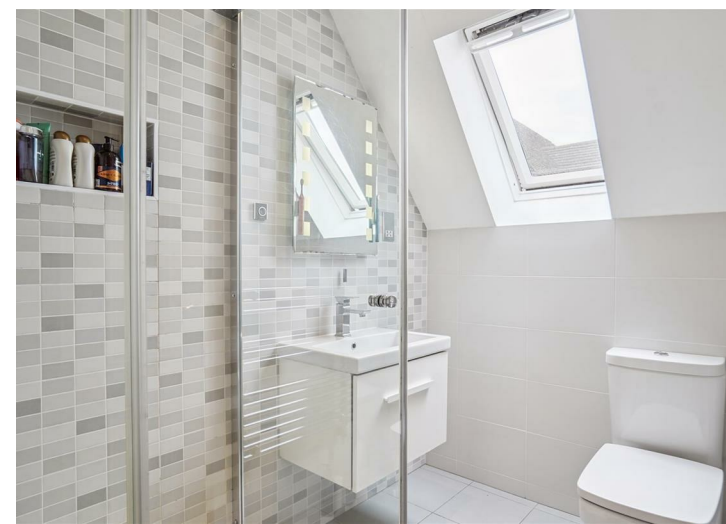


Tenure

Freehold.

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.



Laurel Bank

Felden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	81
		EU Directive 2002/91/EC	



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.

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

