



Felden Lane
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Offers In Excess Of £950,000

entrance hall | kitchen/dining room | utility | living room | family room | study | WC | first floor landing | two ensuite bedrooms | three further bedrooms | family bathroom | rear garden | double garage & driveway parking

A five bedroom detached family home enjoying countryside and canal walking routes nearby, along with easy access to the mainline station at Hemel Hempstead.

A generous kitchen/dining room includes ample storage, plus range cooker, microwave and dishwasher. French doors allow access to the terrace. The separate living room includes a feature fireplace and also benefits from french doors to the rear. In addition, there is a family room, study, useful utility, and a convenient WC. Underfloor heating runs throughout the ground floor.

The first floor includes two ensuite bedrooms, both of which benefit from fitted wardrobes. A further three good-sized bedrooms are served by the family bathroom.

Outside, the rear garden features an attractive paved terrace leading on to a large area of lawn with mature boundary planting. There is the benefit of a double garage with EV charger, plus block-paved driveway parking to the front.

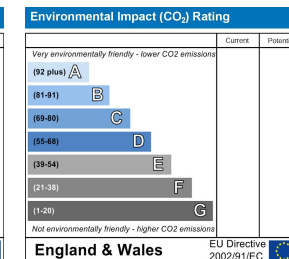
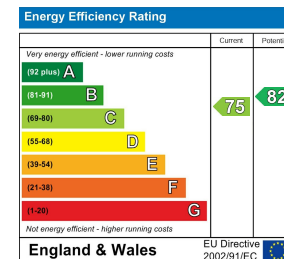
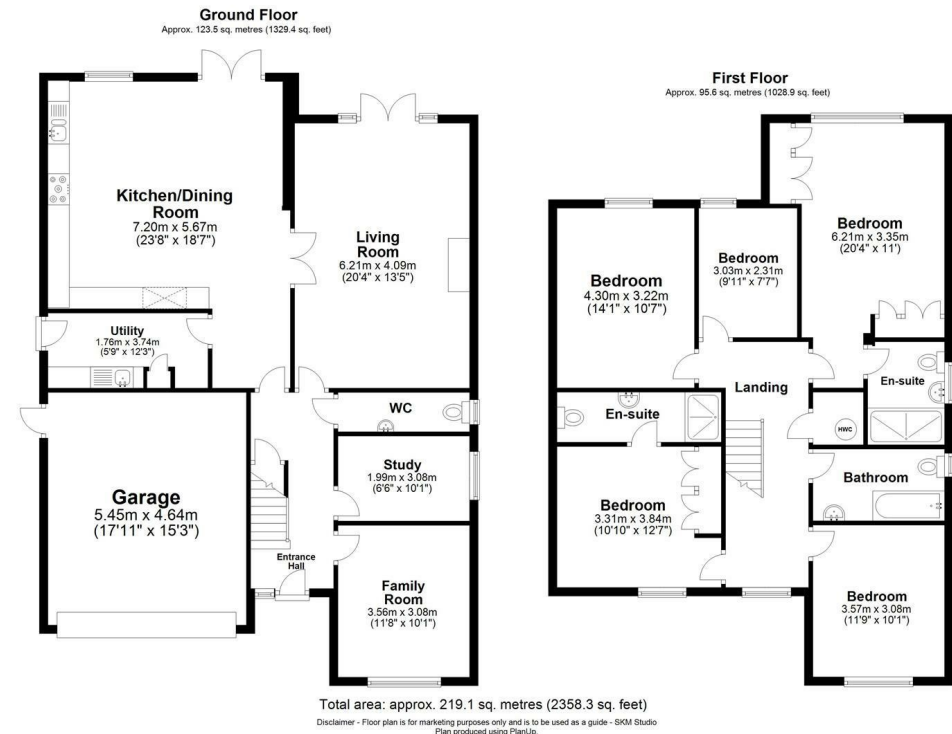
Services

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. The Property falls within the catchment area for Hemel Hempstead school. Other 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.



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