



Laurel Bank | Felden | HP3 0NX
Offers In Excess Of £950,000



A spacious four bedroom detached family home ideally situated in a peaceful cul-de-sac just a short walk away from Hemel Hempstead's mainline station. The property enjoys easy access to the surrounding countryside, local pubs, schools, and the Grand Union Canal.

Generous reception space includes a living room with pretty feature fireplace and double doors opening through to the family room at the rear. From here, french doors allow access to the garden. The well-equipped kitchen/breakfast room is complemented by an adjoining utility room, providing practical space for modern family living. The kitchen area flows through to the light and bright dining room, which is enhanced by expansive glazing and lovely views of the garden. Additionally, the ground floor offers a dedicated study, ideal for home working, as well as a convenient guest WC.

On the first floor the principal bedroom includes built-in storage and an ensuite shower room. Three further bedrooms provide ample space for family or guests; all feature fitted wardrobes. A modern family bathroom completes the accommodation on this floor.

Outside

There is side access through to the established rear garden which enjoys a southwesterly aspect. This charming outdoor area features an attractive paved terrace that leads to a well-maintained lawn, complemented by mature planting.

To the front, a double garage and a block-paved driveway offer ample parking.

This excellent family home is perfect for those seeking a peaceful yet convenient location.

Services

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

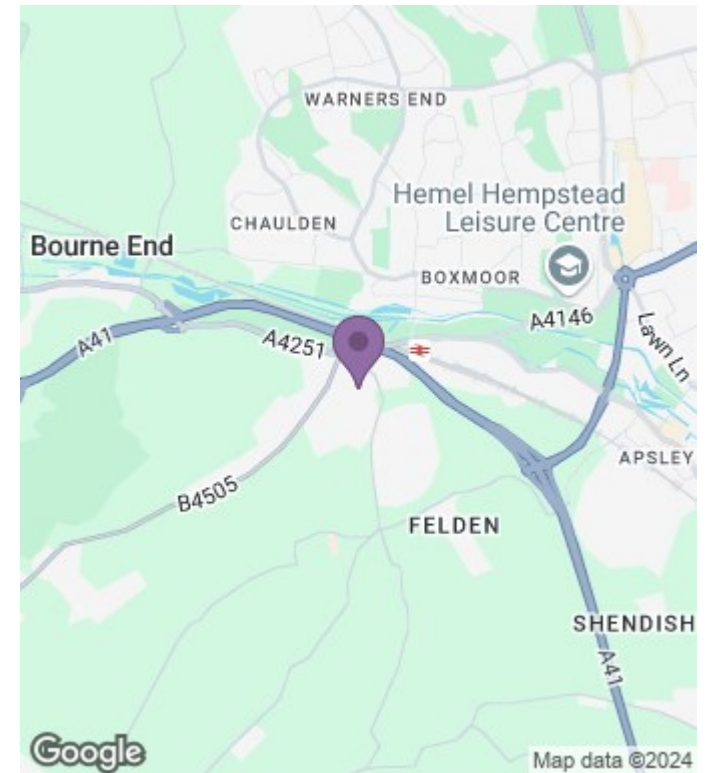
Situation

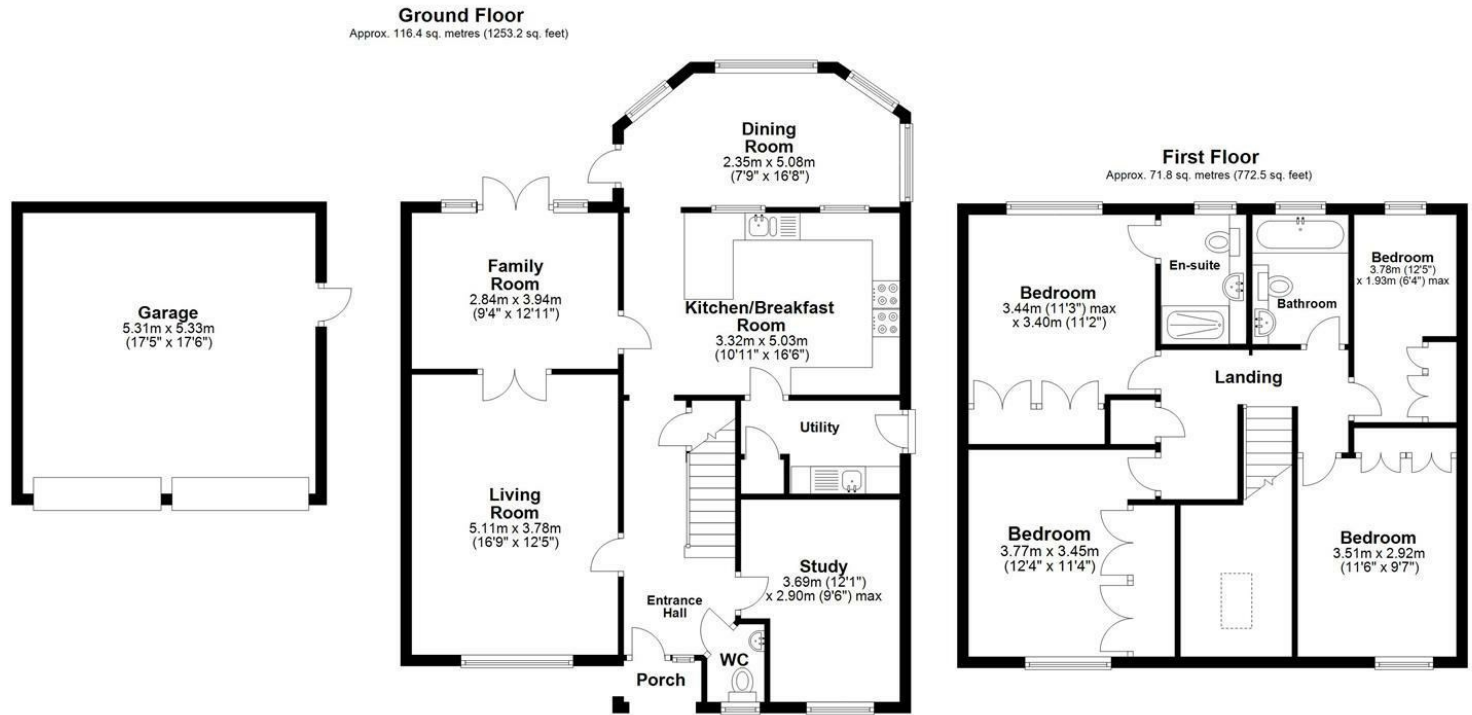
Felden is a charming hamlet close to Berkhamsted and Hemel Hempstead town centres, both offering a variety of recreational and shopping facilities. Excellent schooling is available nearby at primary and senior levels, including Westbrook Hay and Berkhamsted School. The property is within easy reach of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





- 2,025 square feet
- Versatile reception space
- Ground floor WC
- Ensuite shower to master
- Three further bedrooms
- SW facing mature rear garden
- Garage & driveway parking
- Short distance to station
- Scenic walks nearby





Total area: approx. 188.2 sq. metres (2025.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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		68	80
		EU Directive 2002/91/EC	

Council Tax Band: G
Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

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