



Roughdown Villas Road

Felden





## Offers In Excess Of £825,000

entrance hall | living/dining room | kitchen/breakfast room | utility | study | bedroom | family bathroom | first floor landing | two ensuite bedrooms | front & rear gardens | garage & driveway parking

A spacious three-bedroom detached chalet bungalow offering versatile accommodation and an established sunny aspect rear garden. Situated in a private cul-de-sac, this property is conveniently just a short walk from the mainline station at Hemel Hempstead making it ideal for commuters.







Ground floor split-level accommodation includes a warm and inviting open-plan living/dining room with a striking feature fireplace. Two sets of sliding doors lead directly out to the garden. The separate, well-appointed modern kitchen also features patio doors, and offers space for a table and chairs; an ideal spot for enjoying breakfast or casual meals. For added practicality, there is also a dedicated utility room. A second reception is currently used as a study but offers flexible space to suit a variety of needs.

Continuing on the ground floor, you will find a double bedroom and the family bathroom. Upstairs, the first floor houses two further generous double bedrooms, both of which benefit from ensuite showers.

#### Outside

Located in a leafy private no through road, this distinctive home is tucked away behind laurel hedging. At the front, there is the benefit of driveway parking and a large detached garage.

At the rear, the attractive, southerly-facing garden is a real highlight, and includes a wide paved terrace perfect for outdoor entertaining. Steps lead up to a large area of lawn complemented by mature trees and planting, offering a peaceful and sheltered outdoor space to enjoy throughout the year.

#### Tenure

Freehold.



#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (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. Nearby Hemel Hempstead station provides services into London (Euston) in under half an hour.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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.

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