



# Felden

OFFERS IN THE REGION OF  
£995,000

Measuring in excess of 2600 sq ft and within easy striking distance to the mainline station yet positioned in a peaceful and well regarded cul-de-sac and backing onto protected fields.

Offered for sale in excellent decorative order, this stunning family home has the benefit of a spacious reception hallway, triple aspect living room with baronial style fireplace, separate dining room, study, cloakroom and refitted kitchen/breakfast room which measures in excess of 17ft in length and has the added advantage of a utility room.

The first floor offers a large galleried landing area which has doors opening to all five double bedrooms of which both the master and guest bedrooms benefit from refitted ensuite bathrooms which the three other bedrooms are serviced via a family bathroom.

Externally there is a block paved driveway to the front which leads to a double garage which has two up and over doors. The rear garden which is west facing is particularly private and benefits from backing onto protected fields.







A stunning family home in the heart of Felden measuring 2600 sq ft and within walking distance of the station.



The Location - As you wend your way through the leafy Hertfordshire lanes on the edge of the Chiltern Hills, you will find the hamlet of Felden. Whether you are looking for an easy drive to the golf course, a slalom on the artificial ski slopes or a trip to the local shopping centre, Felden is very well placed. The house is surrounded by rolling greenbelt countryside and has many glorious walks. Enjoy a Sunday stroll to dine at the Three Horseshoes an 'olde worlde' dog friendly pub with alfresco dining and often a quartet playing. Other recommendations are Boxmoor Lodge or walk along the Grand Canal to sample the fine food of The Fishery. The area also has a number of excellent schools for both private and state education.

- There is easy access to Boxmoor railway station. If you work in London you can be in Euston by train within 30 minutes. It takes just 10 minutes to walk to the station from the property. We are out in the country but at the same time we can easily drive to Kensington, which is just 22 miles away and are within reach of St Albans and Hemel Hempstead, Major shopping and leisure facilities can be accessed easily in the towns and the M1, travelling towards London and the M25, is just a short drive away.

Schooling In The Area - With a range of excellent schools in the area you are within a 10 minute drive of a number of independent schools to include: Westbrook Hay, Chesham Prep, Berkhamsted and Lockers Park.

Proximity Of School - St Rose's Catholic Infants School (0.6 miles)  
Pixies Hill Primary School (0.7 miles)  
Boxmoor Primary School (0.8 miles)  
Worldshapers Academy (3.6 miles)  
Amersham and Wycombe College (6.2 miles)  
West Herts College (6.6 miles)  
Roman Fields (0.1 miles)  
Westbrook Hay Prep School (0.8 miles)  
The Hemel Hempstead School (1.1 miles)

Agents Notes For Buyers - Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance

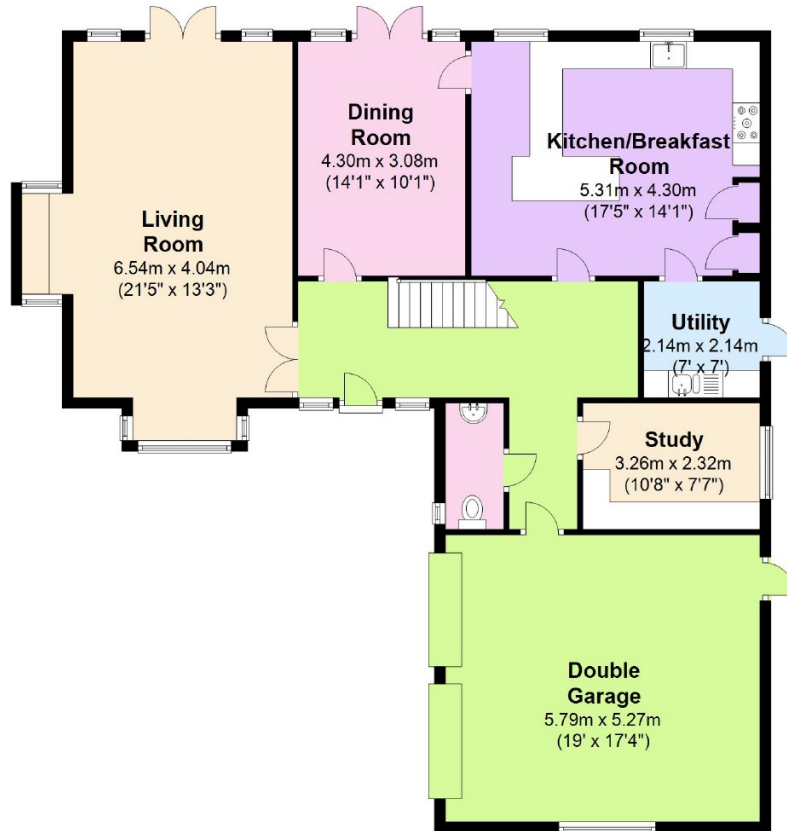
i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.  
3. Passport photo ID for ALL connected purchasers and a utility bill.  
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information





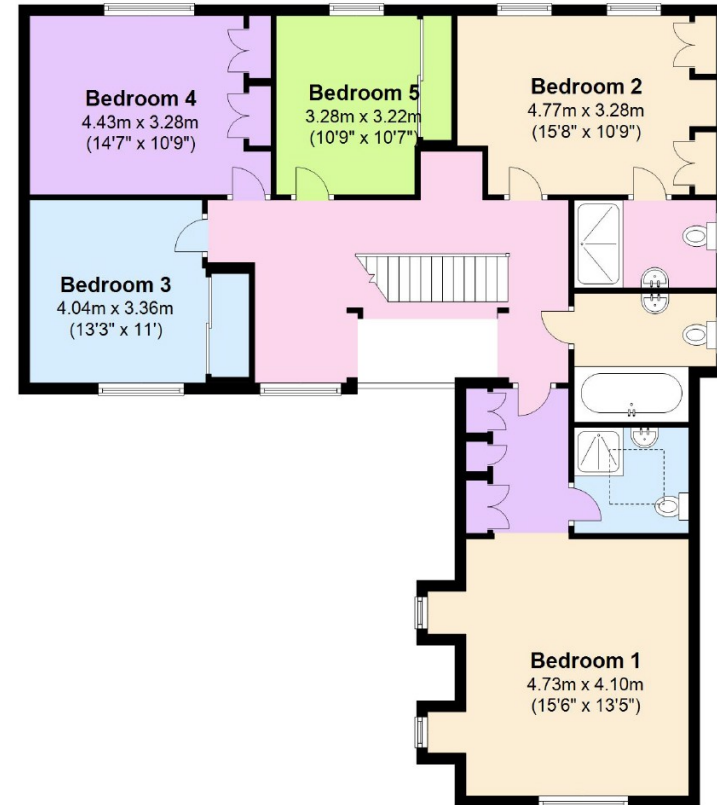
### Ground Floor

Approx. 130.9 sq. metres (1408.7 sq. feet)



### First Floor

Approx. 113.0 sq. metres (1216.0 sq. feet)



Total area: approx. 243.8 sq. metres (2624.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

# Temptation comes in many forms...

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you to **sell** or **let** your **property**?

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