



Sheethanger Lane, Felden, HP3 0BJ
Asking price £625,000

Sears & Co
estate & letting agents



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Sears & Co

**** NO UPPER SALES CHAIN ****

A unique opportunity to acquire this barn style property situated on a stunning plot at one of Felden's most exclusive addresses Sheethanger Lane.

Accommodation includes an entrance area, downstairs w/c, IMPRESSIVE open plan kitchen/dining room, 18FT living room, principal bedroom with EN SUITE shower room, two further bedrooms and a family bathroom. Externally the property benefits from a sizeable frontage with parking for 3-4 cars and a delightful rear/side garden which may offer potential to further extend the property subject to the necessary permissions.

Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Area

Recessed down lighting. Tiled flooring. Access to the downstairs w/c and kitchen/dining room.

Downstairs W/C

Fitted with a low level w/c and a wall mounted wash hand basin with mixer tap. Radiator. Tiled flooring. Partially tiled walls.

Kitchen/Dining Room

Double glazed window. Stable door leading to the garden. Store cupboard. Fitted with a range of eye and base level units with granite work surfaces over also forming a splash back. One and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated oven and electric

hob with extractor over. Integrated dishwasher. Integrated low level fridge and low level freezer. Space for a free standing washing machine. Recessed down lighting. Tiled flooring. Double doors to the living room.

Living Room

A dual aspect room with double glazed window to the front aspect and double glazed doors to the garden. Ornate radiator. Stairs rising to the first floor accommodation.

First Floor Landing

Recessed down lighting. Radiator. Access to the loft. Access to the bedrooms and family bathroom.

Principal Bedroom

Double glazed window Radiator. Recessed down lighting. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to include a shower area with 'Aqualisa' shower, low level w/c and a cabinet enclosed wash hand basin with mixer tap. Chrome heated towel rail. Tiled flooring. Partially tiled walls. Recessed down lighting. Extractor fan.

Bedroom

Double glazed window. Radiator. Store cupboard. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Store cupboard. Recessed down lighting.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, low level w/c and a pedestal

wash hand basin. Chrome heated towel rail. Partially tiled walls. Tiled flooring. Recessed down lighting. Extractor fan.

To The Front

An area of block paved frontage providing parking with a planted flower bed.

To The Rear/Side

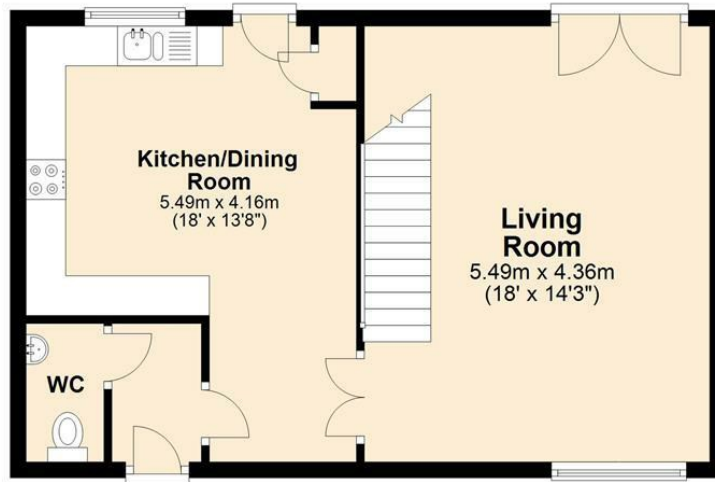
A garden arranged with an area of block paved patio with steps up to a lawn. Mature trees and planting. Additional patio to the side aspect. Enclosed by a mixture of timber panel fencing and lower level picket style fencing. Outside tap.





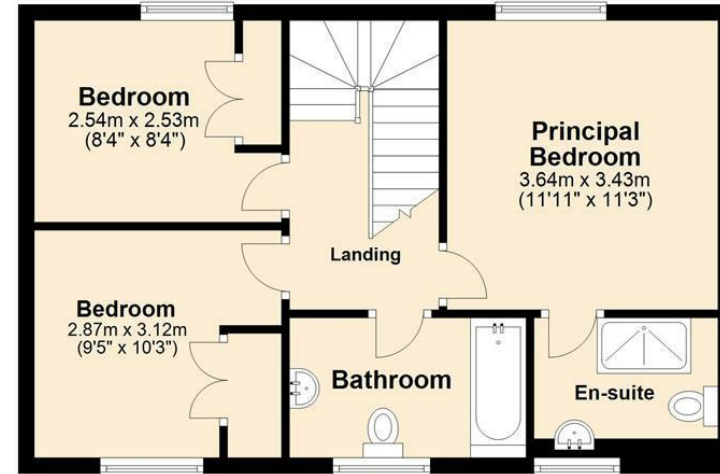
Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		