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# Temptation comes in many forms...



Felden

OFFERS IN EXCESS OF £950,000



# Felden

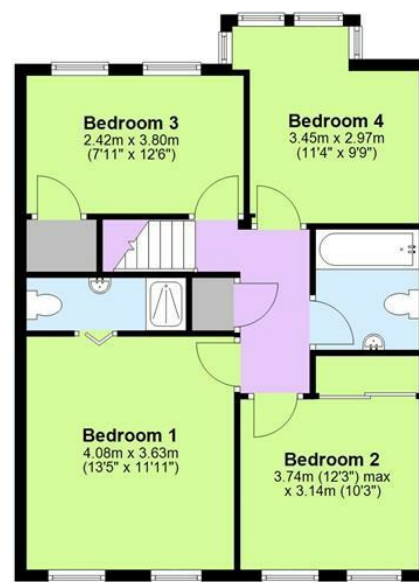
OFFERS IN EXCESS OF

£950,000

A rare chance to purchase a detached family home on a good size corner plot in the heart of Felden in a select cul-de-sac of just four properties which boasts a high quality refitted kitchen/breakfast room, refitted family bathroom and ensuite shower room and a wonderful outside kitchen area ideal for al-fresco entertaining!

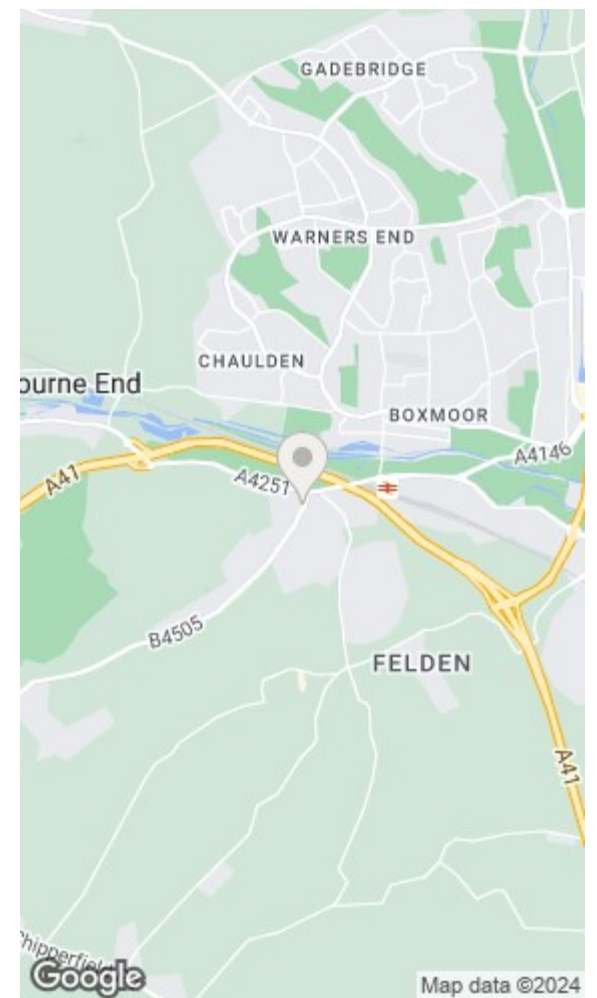


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Total area: approx. 166.2 sq. metres (1789.4 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	76	87	EU Directive 2002/91/EC		
England & Wales			England & Wales		

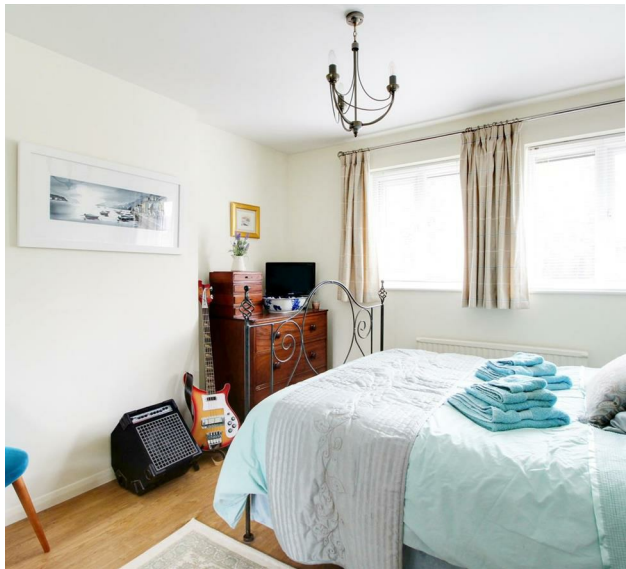








A detached family home in easy striking distance of the train station and having the advantage of a double with driveway and double garage.



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#### Ground Floor

The front door which is positioned at the side of the property opens to the entrance hall which has stairs rising to the first floor landing with deep set storage cupboard under and doors opening to the ground floor accommodation. There is a fitted cloakroom with a two piece suite comprising low level wc and wash basin. The kitchen/breakfast room has been refitted to an excellent standard with a range of bespoke units including cupboards with 'magic corners', a walk in pantry cupboard with shelving and ample space for a table and chairs. The kitchen is further complimented by a dedicated utility room which also has a matching range of base and eye level units and door opening to the side. The principal reception room is of excellent proportions with sliding patio doors to the rear and doors to a conservatory which affords panoramic views over the garden.

#### First Floor

The first floor landing has doors opening to all four of the bedrooms. Two of the bedrooms are positioned at the front of the property with the other two overlooking the rear garden. There is a refitted family bathroom and the principal bedroom boasts its own refitted en-suite shower room. From the landing a hatch with a sturdy pull down ladder leads to a fully boarded attic which has also been fitted out with a number of shelving units making it an ideal storage space but also, due to the size and height offers excellent scope to convert STNP.

#### Outside

To the front of the property is a private block-paved driveway which leads to the double garage with electric up and over doors. The double garage boasts power and light and a courtesy door to the rear garden. There is a small garden area laid to lawn at the front with several mature shrubs and a flagstone pathway leading to a pedestrian gate to the side opening to the rear garden. Without a doubt a feature of this property is the Westerly facing rear garden. Mainly laid to lawn there are a variety of evergreen and specimen trees providing a good privacy screen and a number of herbaceous beds and boarders. There is a raised patio area to one corner with a timber framed and tiled roof garden kitchen making an ideal place for entertaining deep into the summer nights.

#### The Location

As you meander 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 indoor 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.

#### Transport Links

There is easy access to Hemel Hempstead railway station. If you work in London you can be in Euston by train within 30 minutes. It takes just 5 to 10 minutes to walk to the station from The Conifers. 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.

#### Agents Information 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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