



Highcroft Road
Felden

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Offers In Excess Of £1,200,000

entrance hall | kitchen/breakfast room | utility | dining room | lounge | sitting room | cloaks/WC | first floor landing | master with ensuite | four further double bedrooms | family bathroom | front & rear gardens | detached double garage & driveway parking

A superb five bedroom detached residence with generous accommodation and impressive gardens backing onto open countryside, situated in a prestigious private no through road in the lovely hamlet of Felden.

A generous dual-aspect kitchen/breakfast room benefits from french doors onto the large rear terrace; a perfect spot for outdoor dining. The primary reception room features a characterful open fireplace and enjoys views over the garden. Double doors open through to a separate dining room, which also benefits from french doors to the rear. The ground floor is completed by a sitting room with bay window, a useful utility room, and a cloaks/WC.

On the first floor, the master bedroom includes a large ensuite bathroom. There are a further four double bedrooms served by the family bathroom.

Outside, the beautiful grounds feature sweeping lawns and established planting, with delightful open countryside beyond. There is the benefit of a double garage and driveway parking to the front.

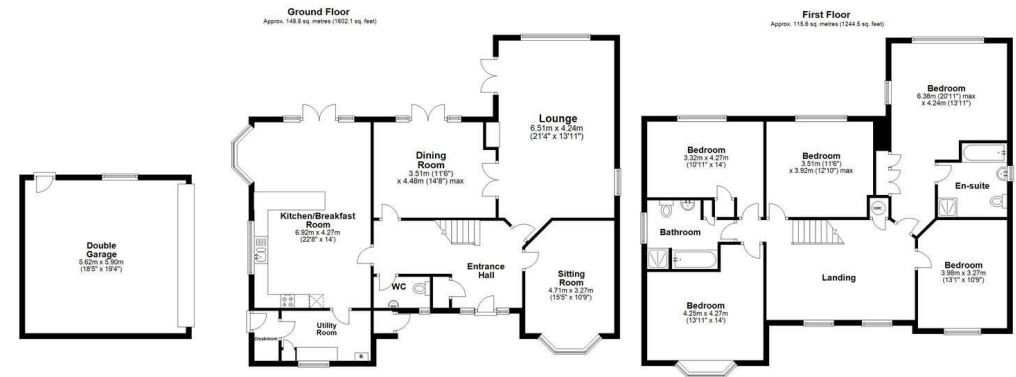
Services

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

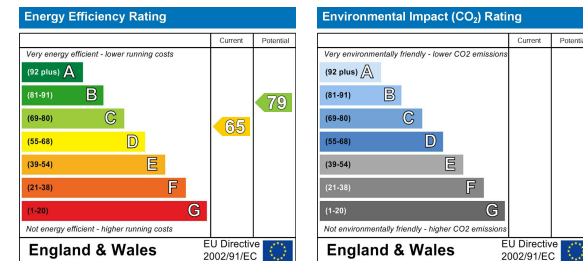
Situation

Highcroft Road is a premier private no through road surrounded by open countryside, in the popular hamlet of Felden. Close by are Berkhamsted and Hemel Hempstead town centres both offering a variety of recreational and shopping facilities. Both towns also provide excellent schools at primary and senior levels including private schooling such as 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 is a short distance away and provides services into London (Euston) in under half hour.

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.



Total area: approx. 264.5 sq. metres (2846.7 sq. feet)
Disclaimer - Floor plans for marketing purposes only and to be used as a guide - RSM Studio
Floor presented using Planity



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