



Roefields Close | Felden | HP3 0BZ  
Offers In Excess Of £1,400,000





Providing over 3,000 sq ft of flexible living space, this modern five-bedroom, three-bathroom detached family home enjoys a tucked away cul-de-sac location, conveniently within walking distance of the station.

Offering clean, modern lines throughout, the ground floor of this beautifully presented home includes a well-equipped kitchen/dining room. There's ample space for casual family meals, while french doors open out to a covered terrace and bar area; a terrific spot for entertaining. The separate utility room adds everyday practicality.

A generously-proportioned multi-functional garden room benefits from expansive bi-fold doors and a large skylight, flooding the space with natural light. This impressive room leads onto a large balcony with views over the garden; ideal for an indoor-outdoor lifestyle. A wood-burning stove in the living room brings warmth and character, while a separate study offers a quiet spot to work from home. Handily, there's also a downstairs WC.

Upstairs, the principal bedroom features an ensuite with stylish slipper bath. A guest bedroom also benefits from a modern ensuite shower. The remaining three double bedrooms are served by the contemporary family bathroom.

### Outside

At the front, a large driveway provides ample off-road parking while the garage offers useful storage space. An external office adds flexibility for work or hobbies. The generous rear garden is mainly laid to lawn bordered by mature hedging, with a choice of decked and paved areas providing peaceful spots to sit and unwind.

The back gate leads directly to Roughdown Woods, which is just an 8 minute walk to Hemel Hempstead station with a gate pass.

### Tenure

Freehold.

### Services

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

Council tax band G (Dacorum).

### Situation

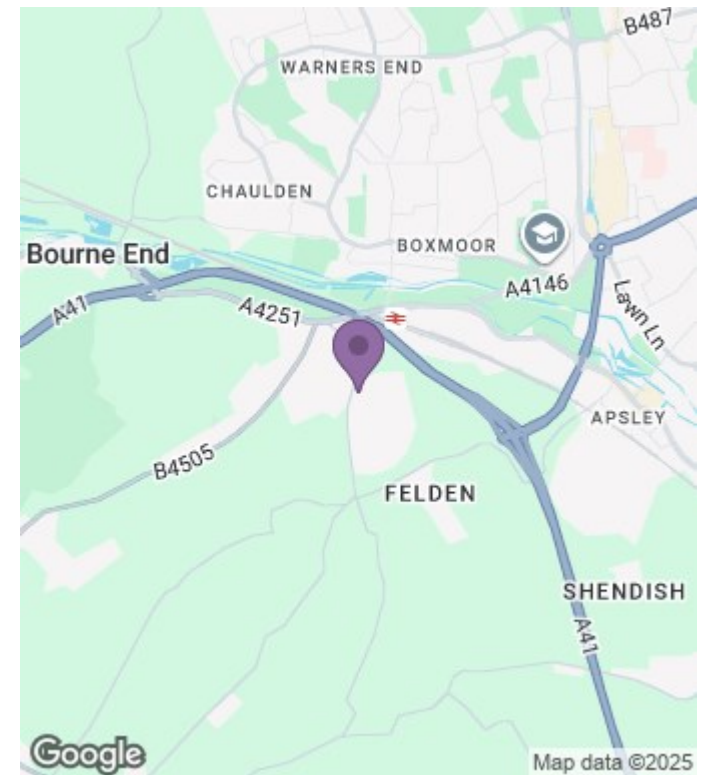
Felden is a charming hamlet close to Berkhamsted and Hemel Hempstead town centres, both offering a variety of recreational and shopping facilities. Excellent schooling is available nearby at primary and senior levels, including Westbrook Hay and Berkhamsted School. The property is within easy reach of 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.







- 3,071 square feet
- Modern finishes throughout
- Generous reception space
- Five bedrooms
- Three bath/shower rooms
- Superb elevated terrace
- Large lawned garden
- Ample driveway parking
- Easy walk to station
- Cul-de-sac setting



Approximate Gross Internal Area  
 Ground Floor = 142.9 sq m / 1,538 sq ft  
 First Floor = 114.7 sq m / 1,235 sq ft  
 Outbuilding = 27.7 sq m / 298 sq ft  
 Total = 285.3 sq m / 3,071 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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		

Council Tax Band: G  
 Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

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