



Fullarton
Sheethanger Lane | Felden | Hertfordshire



The Property

Presented in excellent condition, this four bedroom detached family home is ideally located on highly desirable private road situated within close proximity to local amenities, schools and the main line station.

Ground Floor

- Entrance Hall
- Study
- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility
- Integral garage

First Floor

- Principal bedroom with ensuite shower room
- Three further double bedrooms
- Family bathroom with separate shower

Outside

- Mature and private plot of approx 0.47 acres
- Westerly facing rear garden
- Gated access onto large driveway
- Integral double garage



Fullarton has been well maintained and updated over the years by the current owners and offers a spacious and bright living environment which is highly flexible with huge potential to extend both to the rear and over the garage subject to necessary planning consents. This fantastic home is set on a generous and mature westerly facing plot of just under 0.5 acres. The entrance hall leads through to the three reception rooms, the sitting room is of particular note measuring approx 8m x 6.1m with views of the rear garden. The dining room also enjoys views to the rear of the property whilst the study looks out to the gated driveway and front lawn area. The kitchen has been re-fitted in recent years and offers plenty of storage and provides an excellent entertaining space. Completing the ground floor accommodation, there is a cloakroom and a separate utility room which provides integral access to the double garage. On the first floor the generously proportioned principal bedroom has an en-suite, there are three further good size double rooms and family bathroom. Outside, there is a terrace which is accessed from the kitchen/ breakfast room, an ideal entertaining space to enjoy the afternoon sun. The rear garden has a large lawn and mature trees and hedges to the borders. To the front, the property is approached via electrically operated gates leading onto a gravel driveway and access to the double garage.





A superb choice of state funded and private schools, including Westbrook Hay, Abbots Hill and Hemel Hempstead School.



Hemel Hempstead mainline train station offers direct access to London Euston in approx 32 mins.



Plentiful choice of shopping facilities in Hemel Hempstead and desirable market town of Berkhamsted.



Superb road links with easy access to the A41, M25 and M1.



Wide variety of sporting clubs and leisure facilities.

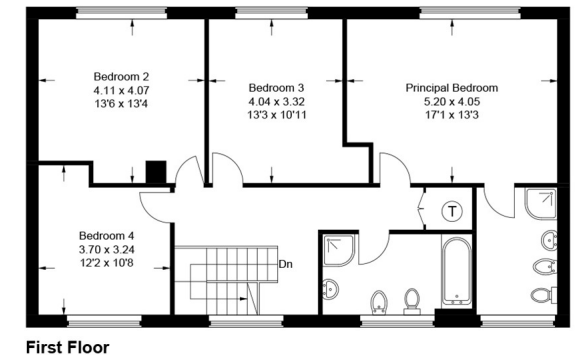
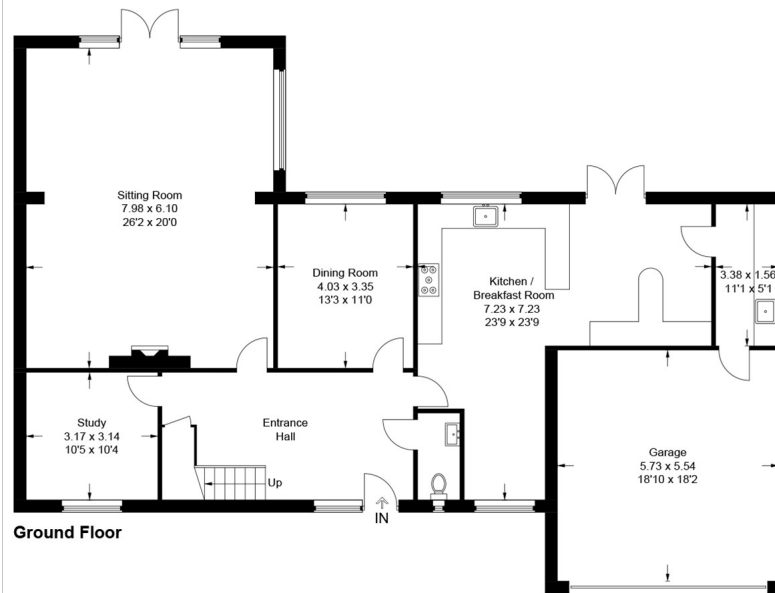


In nearby Berkhamsted, Tabure, Zaza, Bill's and The Fat Buddha are a few of the excellent restaurants within a short car journey.

EPC Rating: C

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area
Ground Floor = 170.4 sq m / 1,834 sq ft
First Floor = 93.4 sq m / 1,005 sq ft
Total = 263.8 sq m / 2,839 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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