

**18 Highcroft Road, Felden,
Hertfordshire, HP3 0BU**

David
Doyle
Sales and Lettings

Price £1,425,000 Freehold



Located in this high sought after and exclusive road in Felden is this spacious and well presented 4 bedroom detached family home, with a detached double garage and is situated on this sizable plot. The property offers extended accommodation with a glorious open aspect to the rear over adjacent fields and countryside. The ground floor features a dual aspect living room with a pair of French doors that offer access to the rear garden, a sitting room, formal dining room, conservatory that enjoys panoramic views over the rear garden, an office, fitted kitchen, utility room, guest cloak room and a welcoming entrance hall with stairs leading to the first floor. The first floor boasts 4 bedroom and a family shower room, the master bedroom has the added luxury of a walk through dressing room with his and hers wardrobes and an ensuite bathroom. An outstanding feature of this property is its landscaped front and rear gardens, the rear gardens has a generous patio seating area for outside entertaining, herbaceous borders, an area laid to lawn, a useful storage cupboard, garden shed and a green house. The detached double garage has power, lighting, eaves storage and a personal door to the rear garden, while the driveway offers excellent off road parking facilities.

Felden is a sought after location enjoying a secluded position with easy access to the mainline railway station providing a fast and frequent service to London Euston. For the commuter access points to the M1 at Junction 8 and M25 at Junction 20 are just a short drive away.

Located in this exclusive road in Felden is this 4 bedroom detached family home
 The property offers extended accommodation with a glorious open aspect to the rear

Dual aspect living room. Sitting Room

Dining room. Conservatory

Study. Guest cloak room

Kitchen. Utility Room

Master bedroom with a dressing room and ensuite bathroom

First floor shower room

Landscaped gardens

Double garage. Driveway

Council Tax Band G

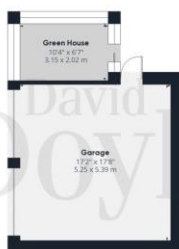
Tenure -Freehold



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[±]

2379.44 ft²
 221.06 m²

(1) Excluding balconies and terraces

Reduced headroom

19.16 ft²
 1.78 m²

☐ Reduced headroom
 (below 1.5m/4.92ft)



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Space for the EPC





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

18 Highcroft Road, Felden, Hemel Hempstead, Hertfordshire, HP3 0BU

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1947
Council Tax Band	G
This year council tax charge	3610
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	Yearly £175 Road fund committee
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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