

'Copse Edge'

Fields End

HP1 2TA

David  
**Doyle**  
Sales and Lettings

Offers Over £800,000 Freehold



An exceptional four/five bedroom executive detached property with a generous driveway situated on this exclusive Fields End development close to highly regarded schooling, amenities and travel links. The property is situated in a tucked away position on the development and occupies one of the largest plots. Internally, the accommodation is beautifully spacious and comprises a generous hallway with doors to a fantastic dual aspect family room/study, a guest WC, the impressive kitchen/dining room arranged with a range of wall and base units with real maple wood doors, granite work surfaces and an island, quality integrated appliances, a `Quooker` boiling water tap, a separate utility room and a distinct dining area with patio doors opening to the rear garden. Also accessed from the hallway are stairs to the first floor and the dual aspect living room, tastefully decorated with an attractive log burner and patio doors opening to the rear garden. To the first floor are four well proportioned bedrooms, the master with a recently refitted contemporary en suite shower room, the bright landing with loft access and the family bathroom. Externally, the rear garden is particularly generous in size, not overlooked and arranged with patio seating areas, a generous lawn, mature plants and shrubs, fenced boundaries and side access to the front of the property offering a large driveway providing off street parking for multiple vehicles and an electric car charging point. Offered in pristine condition throughout and with benefits including gas central heating, quality oak wooden flooring and double glazing, an appointment to view comes highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Four/Five Bedroom Executive Detached Family Home

Generous Driveway With Electric Car Charging Point

Private Position In The Development

Close To Excellent Schools & Amenities

Beautifully Presented Throughout

Two Large Reception Rooms

En Suite To Master Bedroom

Potential To Extend Or Create An annexe (STNPC)

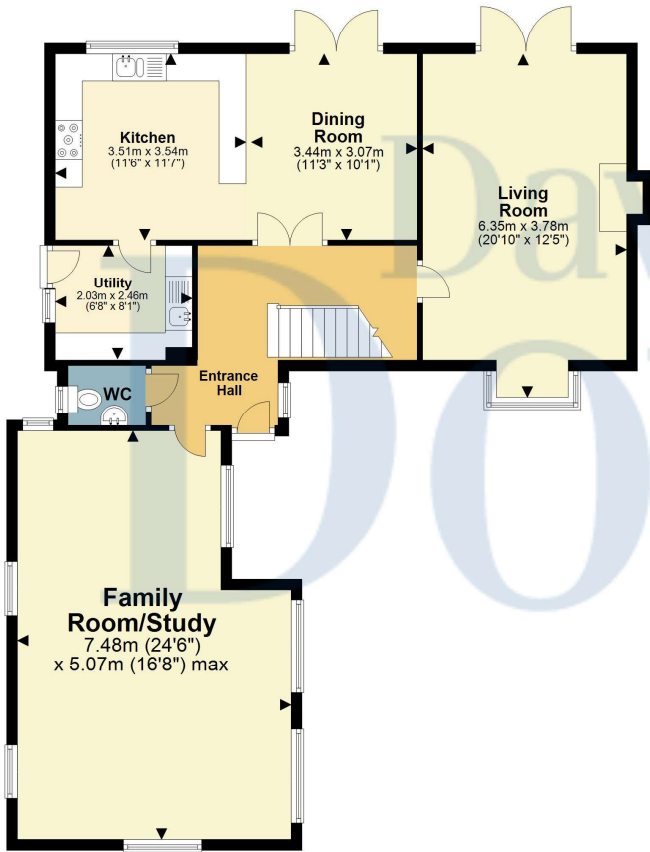
Kitchen With Granite Work Surfaces, `Quooker` Hot Water Tap & Water Softener

Viewing Advised

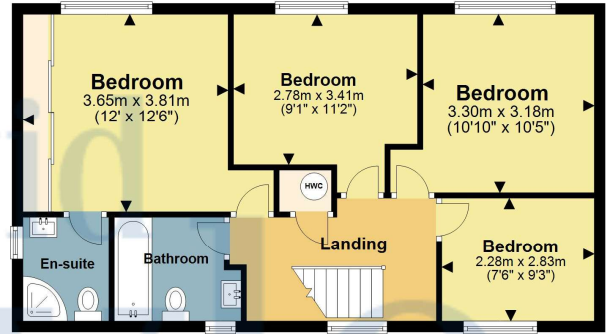
Council Tax Band E

Freehold

**Ground Floor**  
Approx. 99.9 sq. metres (1075.8 sq. feet)



**First Floor**  
Approx. 60.1 sq. metres (646.8 sq. feet)



Total area: approx. 160.0 sq. metres (1722.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Scan here for more details



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

# Copse Edge, 2 The Copse, Hemel Hempstead, Hertfordshire, HP1 2TA

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