

1 The Conifers, Box Lane,
Felden, Hertfordshire, HP3
ODE

David
Doyle
Sales and Lettings

Price £975,000 Freehold



This spacious and well presented 4 bedroom detached family home is situated on this exclusive private development of 4 houses and offers convenient access to Boxmoor Trust land, Canal side walks, local shops, schools, amenities and Hemel Hempstead mainline station with links to London Euston.

The ground floor features a generous open plan lounge dining room with an impressive feature fireplace, patio doors that offer access to the rear gardens patio seating area and a pair of French doors that offer access to the conservatory. The conservatory is an ideal dining area, enjoying views over the rear garden and again offering access out to the patio seating area. The kitchen breakfast room offers a space for informal dining and relaxing, the kitchen has been fitted to a high standard with a range of matching shaker style wall and floor mounted units, colour coordinated worksurfaces and a useful larder cupboard with sensor lighting fitted. The utility room has been fitted in the same style as the kitchen and also offers side access. The ground floor is completed by a welcoming entrance hall with stairs leading to the first floor and a useful guest cloak room.

The first floor boasts 4 good sized bedrooms and a family bathroom, the master bedroom enjoys views over the rear garden and also benefits from an ensuite wet room. Bedroom 2 also enjoys views over the rear garden and a mirror fronted built in wardrobe. Bedroom 3 benefits from a built in wardrobe and bedroom 4 is currently used as a home office. The family bathroom has been luxuriously refitted in white with chrome fittings.

The rear garden is pleasantly private and has been landscaped by the current owners to provide an outside entraining area with patio seating areas, an Oak Gazebo provides a covered patio area, herbaceous border, areas laid to lawn and gated side access.

To the front of the property is a small garden area and a brick block driveway that offers excellent off road parking facilities and access to the double garage. The double garage has electric garage doors, power, lighting, a useful loft storage space and a personal door to the rear garden.

Viewing is highly recommended.

Being located in close proximity of 'Boxmoor Village` this property is within easy reach of its range of shopping facilities and amenities, including the Village Hall and Playhouse, restaurants, public houses and Leisure Centre. The Moor is a beautiful open space with a cricket pitch and the Grand Union Canal and River Bulbourne running through it. The mainline railway station offer an excellent service to London Euston (26 mins).

Situated on this exclusive private development is this 4 bedroom detached family home

Convenient for Boxmoor Trust land, Canal side walks, local shops, schools and amenities

The nearby Hemel Hempstead mainline station offers access to London Euston

Open plan lounge dining room

Kitchen breakfast room

Conservatory / Dining area

Guest cloak room. Utility room

Master bedroom with an ensuite wet room. Refitted family bathroom

Pleasantly private landscaped rear garden. Driveway and double garage

Viewing is a MUST

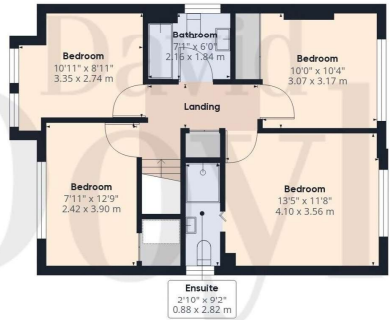
Council Tax Band F

Tenure -Freehold



Approximate total area^m
1658.63 ft²
154.09 m²

(1) Excluding balconies and terraces

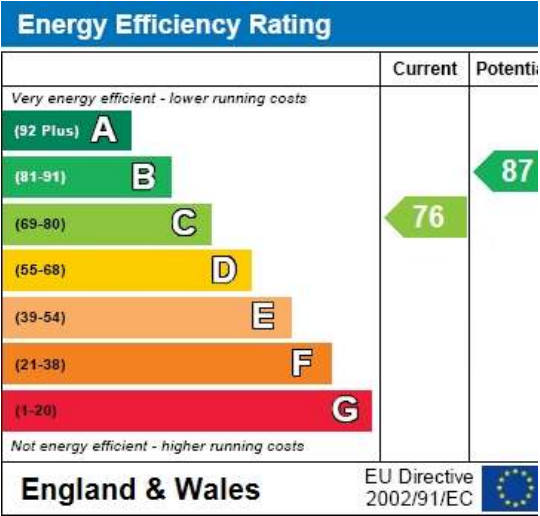


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Scan here for more details





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

1 The Conifers, Box Lane, Felden, Hemel Hempstead, Hertfordshire, HP3 0DE

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?	1990
Council Tax Band	F
This year council tax charge	2984.61
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Timber frame
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	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	N/A
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?	Yes
If yes please state what restrictions are in place.	No change to the look of the front of the property is allowed.
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	We have right of passage over the electricity sub-station and access to the gate on the road
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?	Yes
If yes please give details and links to planning portal.	chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://docs.planning.org.uk/20210611/142/QUDZ0BFOHGE00/1r5ke9tpxfb8189v.pdf (Boxmoor Lodge Hotel site redevelopment) ! Box Lane has had planning consent denied
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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