

Roughdown Villas Road | Felden | HP3 0AX

Offers In Excess Of £775,000

A charming Grade II listed Victorian villa, built in the first half of the 19th century and retaining many original features. Backing onto woodland and located in a private side road, with the mainline station conveniently just a short walk away.

This impressive residence is set back from the road and approached via a shared driveway. Step into the entrance hall and the character shines through. Original features include an elegant staircase with a wooden handrail and painted spindles, alongside high corniced ceilings. To the left is a spacious sitting/dining room, with marble fireplaces and sash windows to the front and rear. A separate study benefits from a sunny aspect.

On the lower ground floor, a family room features an Aga and french doors to the front. Continue through to the kitchen where a further set of french doors open onto the rear terrace. A utility room, pantry, and a WC complete the accommodation on this floor.

The first-floor staircase opens onto a large landing. A double bedroom at the rear benefits from an ensuite shower room. A second double bedroom to the front is served by the family bathroom. There are an additional two bedrooms on the second floor along with a shower room. The larger of the two bedrooms enjoys access to a roof terrace with expansive views.

This beautiful family home includes a wealth of period charm but also offers tremendous scope for upgrading, subject to obtaining appropriate consents.

Outside
The delightful front garden features lawns and established planting. Conveniently, there is parking for several vehicles. The rear courtyard offers a sheltered spot with a southerly aspect. Steps lead up to a large garage, which provides useful storage space.

Tenure
Freehold.

Services
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (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.









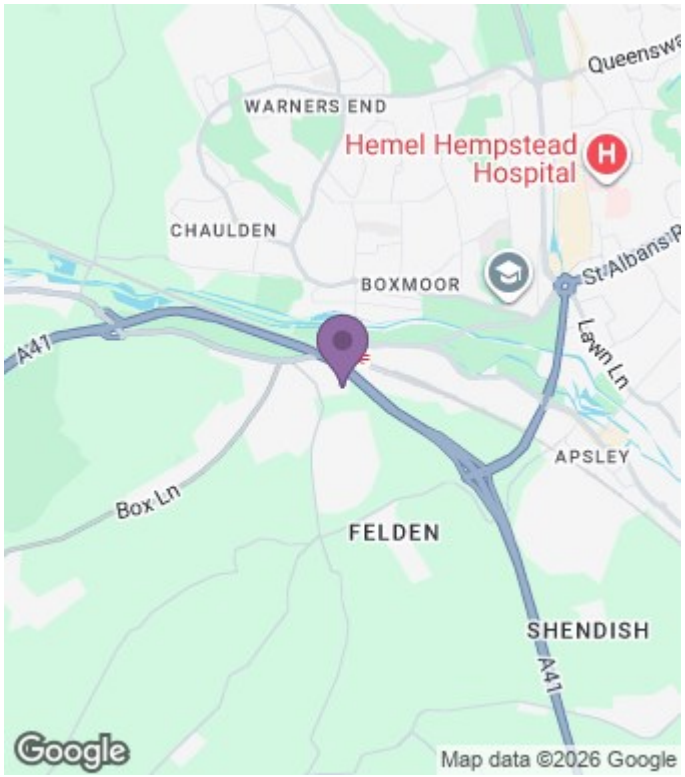








- 2,437 square feet
- Impressive Grade II listed Victorian villa
- Wealth of period details
- Versatile accommodation arranged over four floors
- Beautiful established gardens
- Opportunity to remodel (STPP)
- Ample off-road parking and garage
- Private side-road setting backing onto woodland
- Mainline station within walking distance
- NO CHAIN



Approximate Gross Internal Area
Lower Ground Floor = 52.6 sq m / 566 sq ft
Ground Floor = 49.9 sq m / 537 sq ft
First Floor = 49.7 sq m / 535 sq ft
Second Floor = 30.4 sq m / 327 sq ft
Outbuildings = 43.9 sq m / 472 sq ft (Including Garage)
Total = 226.5 sq m / 2,437 sq ft



Council Tax Band: F
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.