



**Copper Beech Close, Felden, HP3 0DG**  
**Asking price £900,000**

**Sears & Co**  
estate & letting agents



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**Sears & Co**

**\*\* NO UPPER SALES CHAIN \*\***

Situated within the highly sought after residential area of Felden, this substantial five bedroom detached family home occupies a generous plot on Copper Beech Close and offers approximately 2,192 sq ft (including the garage) of spacious and versatile accommodation. The property provides an exciting opportunity for a purchaser to modernise and create an impressive long term family home in one of the area's most desirable settings.

The ground floor comprises an entrance hallway, spacious dual aspect living room with two sets of French doors opening onto the rear garden, separate dining room, kitchen/breakfast room, utility room, home office and a downstairs w/c. The first floor offers five well proportioned bedrooms, including an impressive principal bedroom with en suite and a family bathroom.

Externally, the property enjoys a generous frontage with driveway parking leading to a detached garage. To the rear is a mature private garden providing an excellent space for entertaining.

Copper Beech Close is particularly well positioned within Felden, combining a peaceful residential setting with excellent accessibility. Hemel Hempstead mainline railway station is approximately 0.4 miles away, providing convenient services towards London Euston. Council tax band G.

#### **Front Door**

#### **Entrance Hallway**

Radiator. Stairs rising to the first floor accommodation. Access to the kitchen/breakfast room, living room via double doors, downstairs w/c and ground floor study.

#### **Study**

Double glazed window. Radiator.

#### **Downstairs W/C**

Glazed window. Fitted with a pedestal wash hand basin and low level w/c. Radiator. Tiling to splash back area.

#### **Living Room**

Double glazed window. Two radiators. Two pairs of double glazed doors leading to the rear garden. Double doors leading to the dining room.

#### **Dining Room**

Two double glazed windows. Radiator. Access to the inner hallway.

#### **Inner Hallway**

Understairs storage cupboard. Vinyl flooring. Access to the kitchen/breakfast room and utility room.

#### **Utility Room**

Double glazed window. Fitted with some base level units. Space for a freestanding washing machine. Stainless steel sink with drainer unit. Tiling to splash back area. Vinyl flooring. Wall mounted boiler.

#### **Kitchen/Breakfast Room**

Two double glazed windows. Double glazed door to the side aspect. Radiator. Fitted with a range of eye and base level units with work surfaces over. Integrated oven and microwave. Gas hob with extractor fan over. Sink with drainer unit and mixer tap. Space for a low level fridge and low level freezer. Vinyl flooring. Access to the entrance hallway.

#### **First Floor Landing**

Double glazed window. Radiator. Airing cupboard. Access to the loft. Access to all bedrooms and family bathroom.

#### **Principle Bedroom**

Double glazed window. Radiator. Built in wardrobes. Access to the en suite.

#### **Ensuite**

Double glazed window. Radiator. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and low level w/c. Wood effect vinyl flooring. Tiled walls.

#### **Bedroom Two**

Double glazed window. Radiator. Storage cupboard.

#### **Bedroom Three**

Double glazed window. Radiator. Storage cupboard.

#### **Bedroom Four**

Double glazed window. Radiator. Storage cupboard.

#### **Bedroom Five**

Double glazed window. Radiator. Storage cupboard.

#### **Family Bathroom**

Double glazed window. Radiator. Fitted with a four piece suite to include a shower area, panel enclosed bath, pedestal wash hand basin and low level w/c. Partially tiled walls. Vinyl wood effect flooring.

#### **To The Front**

An extensive area of frontage laid partly with lawn and block paving providing driveway parking also leading to a detached double garage. Planted borders. Gated side accesses.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Enclosed predominantly by walls and timber panel fencing and part hedging. Mature trees. Planted borders. Gated side accesses.

#### **Double Garage**

Accessed via a singular 'up and over' door to the front. Glazed window.

#### **Buyer Information**

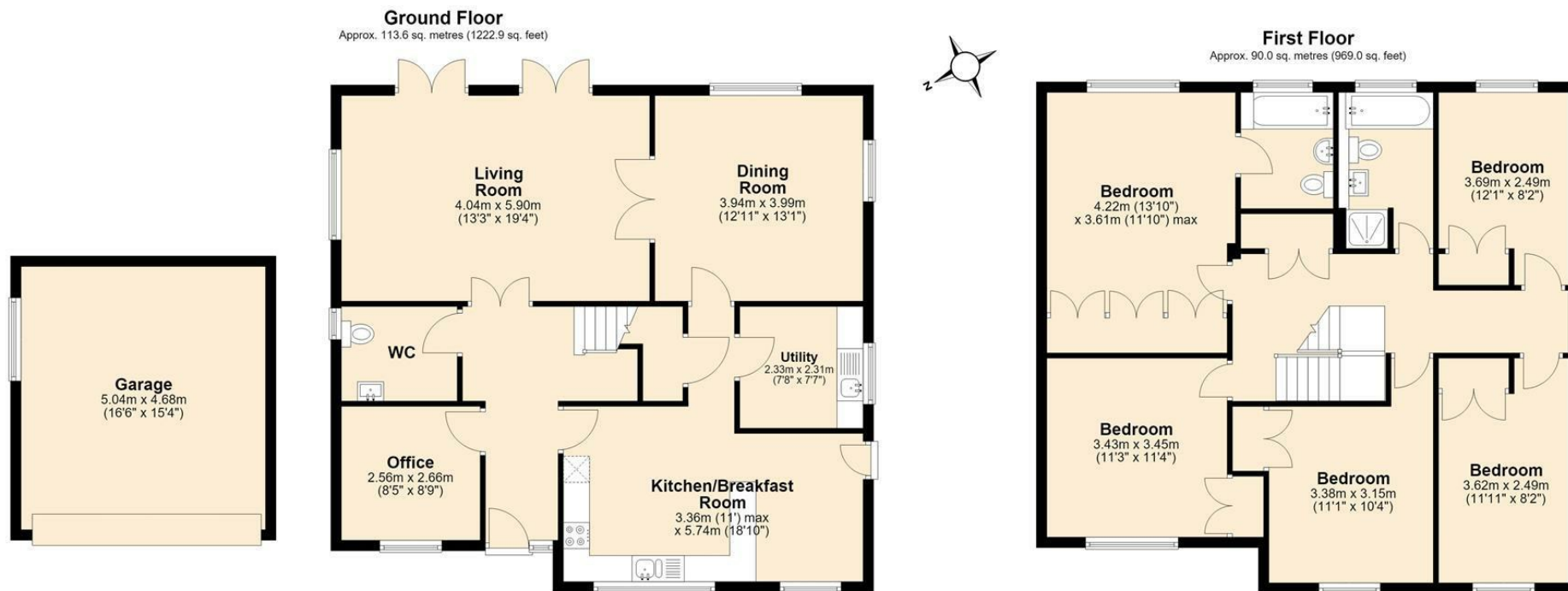
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

#### **Referral Fees**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.







Total area: approx. 203.6 sq. metres (2191.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |