



Feldenwood  
Felden  
Hertfordshire

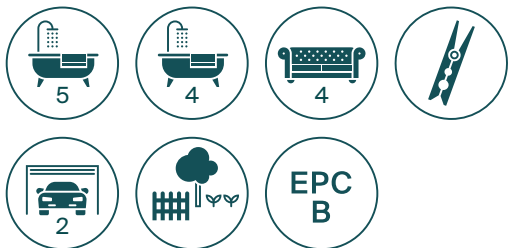








## A beautifully presented detached 5 bedroom family home.



Feldenwood is situated on Sheethanger Lane, which is a sought-after private road. Hemel Hempstead station is just a short walk away, providing fast access to London Euston. Felden is a picturesque and popular location providing easy access to the historic market town of Berkhamsted and the surrounding Chiltern Hills.

There are numerous villages within easy reach and excellent walking and riding on the nearby Ashridge Estate. There is also a wide choice of both state and independent schools in the area.



Accessed via an inner porch leading to the bright and spacious hallway with tiled flooring, doors lead to all the principal reception rooms. The large sitting room has a window to the front aspect and solid wood flooring, whilst the study has a pretty box-bay window to the front. The drawing room lies to the rear of the house and is double aspect with an open fireplace and French doors opening to the garden.

The heart of this home is the wonderful kitchen/sitting/dining room. The kitchen area is fully fitted with a modern range of eye and base level units with integrated appliances and a breakfast bar seating area. There is plenty of space in the family area for comfortable seating and a further space is perfect for a dining table and chairs. A separate utility room houses white goods and two guest cloakrooms complete the ground floor.



A41 1.5 miles  
Hemel Hempstead station 1 mile  
London Euston 29 minutes  
Berkhamsted 7 miles  
M1 (J8) 4.5 miles  
London Heathrow Airport 25 miles  
Central London 31 miles  
(All distances and times are approximate)





The large landing leads to 5 double bedrooms. The principal bedroom suite has views over the rear garden and a walk-in wardrobe and en suite bath/shower room. The guest bedroom also has a dressing room (currently used for storage) and a shower room, whilst bedroom three has an en suite bathroom. The two remaining bedrooms all have built-in wardrobes and utilise the modern family bathroom. A balcony is accessed via the landing, with views to the front.

The second floor of the house is prepared and ready for conversion into further accommodation, should the new owners wish to carry out the works.

The house is accessed via electronic wooden gates leading to a paved driveway and the integral double garage. There is parking for a number of cars and a lawned area with mature beds and borders.

Immediately to the rear of the house is a large terrace, ideal for outside entertaining. Beyond the terrace is a large area of lawn with mature trees and wooden fencing to all sides.





**Sheethanger Lane, Felden, Hemel Hempstead**

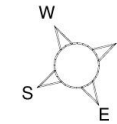
**APPROXIMATE GROSS INTERNAL FLOOR AREA**

**Main House = 343sq.m (3,690sq.ft)**

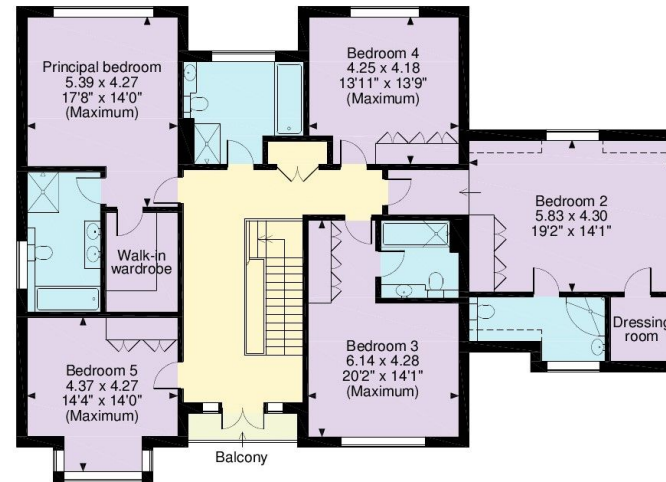
**Garage & Store = 41sq.m (436sq.ft)**

**Balcony external area = 2sq.m (26sq.ft)**

**Total = 383sq.m (4,126sq.ft)**



**GROUND FLOOR**



**FIRST FLOOR**

□□□□ Denotes restricted head height

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