



Castles

THE SYCAMORES
Felden, Hemel Hempstead HP3 0LL

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£799,950
(Freehold)

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This delightfully appealing and spacious home has a natural kerb appeal thanks to a large block-paved drive and modern frontage.



The pretty front lawn edges onto the pathway to the front door leading into a good-sized entrance hall and downstairs accommodation which includes a generous living room, with a feature fireplace, good sized dining room and a modern and highly designed kitchen/breakfast rooms.

The wooden flooring and light, bright décor give a natural and contemporary feel to the ground floor which also benefits from a downstairs WC and access to the garden from double doors in the dining area. The kitchen is welcoming and offers plenty of space for all modern appliances plus a breakfast bar. A double sized oven and hob add to the sense of luxury while bright and white fittings add to the contemporary style.

The first floor offers four of the five bedrooms, each with their own fitted wardrobes. The second floor offers a large en-suite bedroom which has the splendour of loft living as well as huge amounts of space.

The outdoor area offers further benefits thanks to a generous patio area. Mature planting and full fencing makes this garden highly desirable while offering lots of practical advantages.

Specifications

- DETACHED FAMILY HOME
- DESIRABLE CUL-DE-SAC
- FIVE BEDROOMS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- FEATURE FIREPLACE
- ENSUITE TO MASTER
- OFF STREET PARKING
- GARAGE



This home is in a highly convenient position offering access to all the facilities needed for modern living.



A little about the corner of the world we call home...

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

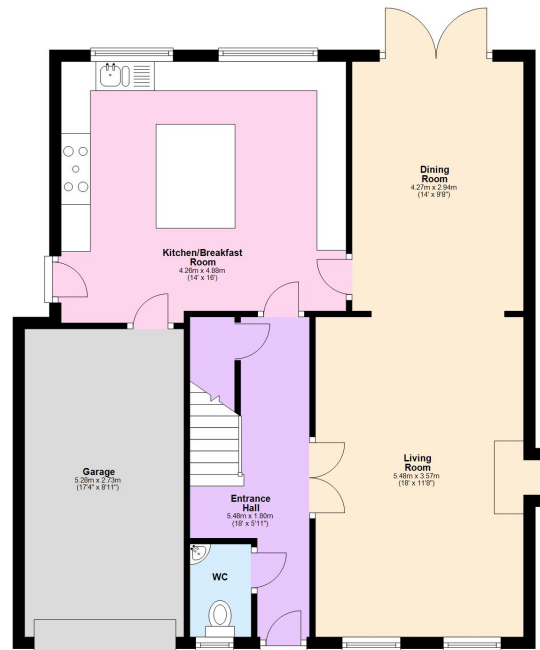
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

Please Note:

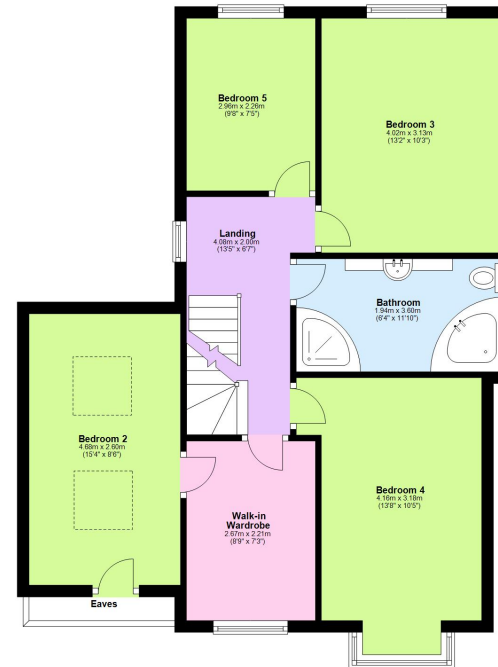
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

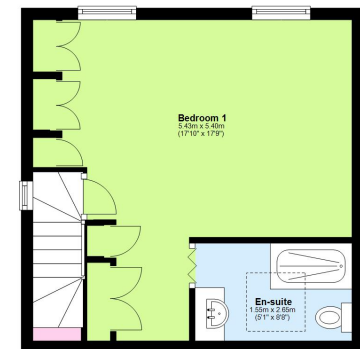
Ground Floor
Approx. 79.9 sq. metres (859.7 sq. feet)



First Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Second Floor
Approx. 29.3 sq. metres (315.9 sq. feet)



Tenure: Freehold
Council Tax Band: G
EPC Rating: C

Total area: approx. 176.1 sq. metres (1895.7 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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