



Castles

THE HAWTHORNS
Felden, Hemel Hempstead HP3 0DX

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Offers Over
£900,000
(Freehold)

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This beautifully presented Four-Bedroom Detached Home is perfectly positioned within a quiet Cul-De-Sac.



The current owners have maintained this property to an exceptional standard over the years and have thoroughly enjoyed living here because of its ease and accessibility to the sought-after surrounding areas of Felden, Bovingdon and Berkhamsted, as well as being within walking distance of Boxmoor's mainline station in Hemel Hempstead which offers direct rail services into London Euston. Similarly, the M1 motorway and A41 bypass are within close proximity, offering easy road links for those who need to travel by car.

Ground Floor accommodation includes a generous Dual Aspect Living Room with sliding patio doors to the Garden. An arch opens through to the Dining Room, which also features glazed doors to the rear. There is a separate Study, a light and bright Kitchen/Breakfast Room, a further Reception, and a convenient WC.

The First Floor is comprised of a Master Bedroom with En Suite Shower, a further Three Bedrooms, and the Family Bathroom.

Outside, the property benefits from Driveway Parking, Single Garage and Car Port. There is scope to reconfigure or extend, subject to obtaining any necessary consents.

Specifications

- 4 BEDROOM DETACHED
- 3 RECEPTIONS
- 2 BATHROOMS
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- STUDY
- GARAGE
- OFF ROAD PARKING
- BEAUTIFUL LANDSCAPED GARDENS
- QUIET CUL DE SAC LOCATION



The beautiful Landscaped Rear Garden includes direct access to Sheethanger Common, a designated Heritage site of The Box Moor Trust.



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

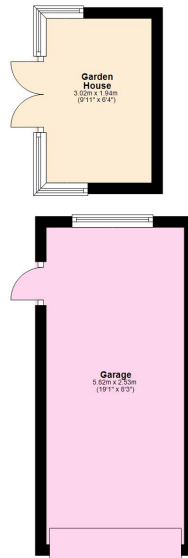
along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place 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.

Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 20.6 sq. metres (221.3 sq. feet)



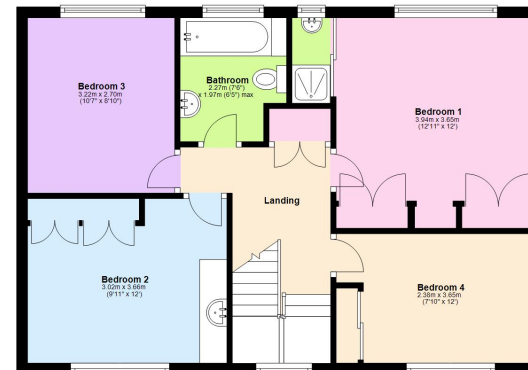
Ground Floor

Approx. 78.2 sq. metres (842.0 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



Main area: Approx. 137.5 sq. metres (1480.4 sq. feet)
Plus outbuildings: approx. 20.6 sq. metres (221.3 sq. feet)

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

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

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