



**The Sycamores, Felden, HP3 0LL**  
**Asking price £675,000**

**Sears & Co**  
estate & letting agents



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

A rarely available, four bedroom, link detached property situated on the Sycamores in the highly desirable area of Felden, located toward Hemel Hempstead's south westerly border under a mile from the mainline train station.

The layout comprises an entrance hallway, downstairs w/c, 17FT living area, dining area, kitchen, principal bedroom with en suite, three further bedrooms and a family bathroom.

Externally the property further benefits from a substantial area of frontage partly utilised as driveway parking, a garage and a private rear garden offering considerable potential to extend subject to the necessary permissions. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Council tax band F.



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#### **Front Door**

#### **Entrance Hallway**

Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the living room, kitchen and w/c.

#### **W/C**

Wooden glazed window. Fitted with a wall mounted wash hand basin and a low level w/c. Tiling to splash back area. Radiator.

#### **Living Area**

Two wooden glazed windows. Two radiators. Open plan to the dining area.

#### **Dining Area**

Wooden glazed double doors leading to the rear garden. Wooden glazed window. Radiator.

#### **Kitchen**

Wooden glazed window. Wooden glazed door leading to the side aspect. Fitted with a range of eye and base level units with roll top work surfaces over. Integrated oven with electric hob and extractor over. Space for a washing machine. Space for a freestanding fridge freezer. One and a half bowl stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Radiator.

#### **First Floor Landing**

Wooden glazed window. Access to four bedrooms and the family bathroom.

#### **Principal Bedroom**

Wooden glazed window. Radiator. Fitted with a range of bedroom furniture. Airing cupboard. Access to the en suite shower room.

#### **En Suite**

Wooden glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiled walls. Radiator.

#### **Bedroom**

Wooden glazed box window. Radiator.

#### **Bedroom**

Wooden glazed window. Radiator.

#### **Bedroom**

Wooden glazed window. Radiator.

#### **Family Bathroom**

Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal

wash hand basin and a low level w/c. Tiled walls. Tile effect flooring. Radiator. Extractor fan.

#### **To The Front**

An area of block paving providing driveway parking. An area of front garden laid with lawn. Access to the garage. Planted borders. Block paved pathway leading to the front door.

#### **Garage**

Accessed via an 'up and over' door from the front aspect and a courtesy door from the garden. Power and lighting.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by a mixture of timber panel fencing, chain link fencing and hedging. Area of mature planting. Outside tap. Courtesy door to the garage.





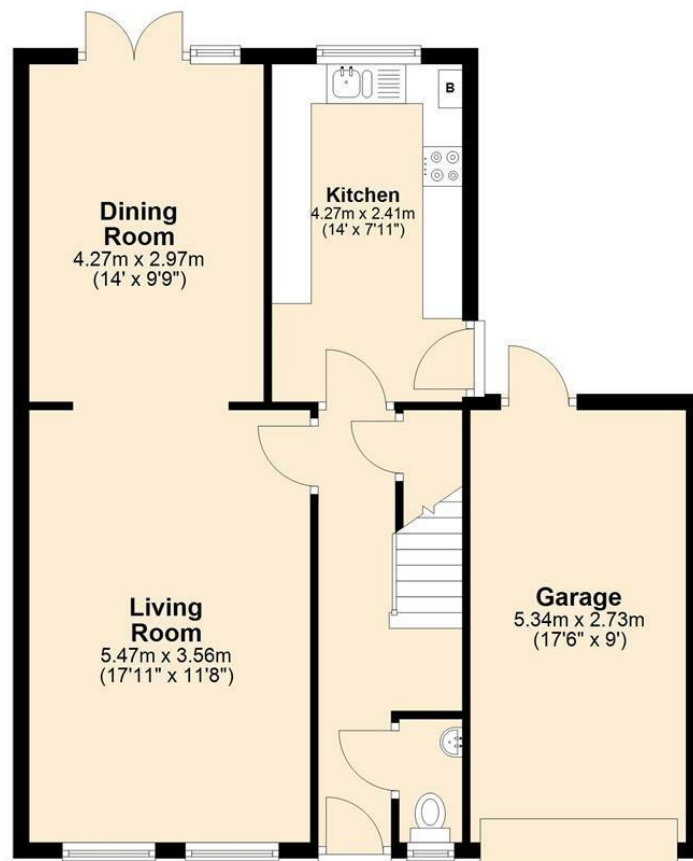






## Ground Floor

Approx. 69.1 sq. metres (744.2 sq. feet)



## First Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Total area: approx. 123.8 sq. metres (1333.0 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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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		66 B
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		