



Castles

BEECHWOOD PARK  
Felden, Hemel Hempstead, HP3 0DY

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Offers Over  
**£1,085,000**  
(Freehold)

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This stunning detached and spacious property has real kerb appeal and offers an immediate invitation to any potential purchaser to view



at the end of the ample curved driveway, offering space for a number of vehicles, the impressive design of the build gives the house depth of character and sets the scene for comfortable living.

The ground floor offers a warm welcome with spacious accommodation including a very large main reception area, a large kitchen/dining area and a beautifully appointed dining room which leads out through bifold doors to the outside.

The modern Italian built kitchen provides good use of the ample space, offering all modern fittings and is ideal for family use, while also providing plenty of natural light and views into the mature and immaculately maintained garden, which is surrounded by mature trees and laid to lawn.

A downstairs WC offers further 'convenience' and is ideally situated next to the stairs, which lead seamlessly to the next level, offering four bedrooms – en-suite – and a delightful family bathroom which is both tasteful and traditional.

## Specifications

- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- DETACHED HOME
- BEAUTIFUL REAR GARDEN
- DRIVEWAY
- GARAGE



There is no doubt this property offers everything that is needed for any discerning buyer who wants comfort and convenience.



#### **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.

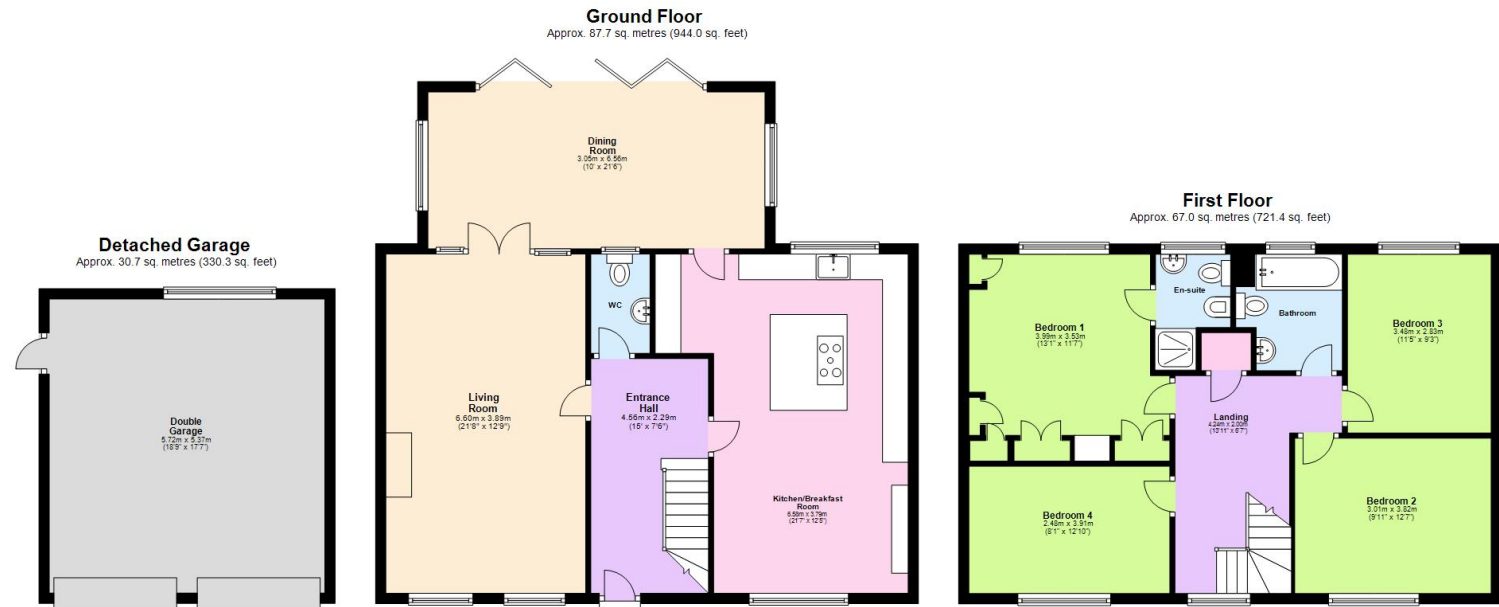
Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

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.



Total area: approx. 185.4 sq. metres (1995.7 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: C

**Berkhamsted Office:** 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

**Boxmoor Office:** 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

**Eaton Bray Office:** 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

**Kings Langley Office:** 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

**Associated London Office:** 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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