



Castles

HAZELDENE
Northall, Buckinghamshire

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Offers IEO
£900,000
(Freehold)

Castles



Castles Estate Agents are proud to represent this exceptional four bedroom DETACHED family residence set on a generous 0.31-acre plot in one of the area's most sought-after locations.



With high-end finishes, innovative energy efficient systems, and panoramic countryside views, this stunning home built in 2010, seamlessly blends luxury living with sustainable design in a countryside setting. From the inviting wooden front porch, enter into a generous entrance hall with wood flooring, providing access to all rooms and an attractive rise and turn staircase to the first floor. Leading from the hallway is a spacious dual-aspect, BAY FRONTED lounge to the front with windows and FRENCH DOORS opening to the rear. This inviting room is bathed in natural light, whilst further benefits from a feature limestone fireplace and a 'Clearview multi-fuel stove', perfect for cosy evenings in. The flow from the hallway continues into a bespoke designer kitchen, fitted with sleek Caesarstone jet black worktops, high-specification INTEGRATED NEFF appliances including a coffee machine, 'Hide & Slide' oven, fridge, freezer, microwave and dishwasher. A quiet extractor fan sits above a 'BRITANNIA' dual fuel double oven with five burners and an interchangeable chef top. Every inch has been crafted with style and practicality in mind by the current owners with tiled flooring and a range of undercounter lighting further enhancing the space.

Specifications

- NIBE AIR-SOURCE HEAT PUMP
- BAXI SOLAR PANELS WITH MEGAFLOW HOT WATER TANK
- MASTER BEDROOM WITH JULIET BALCONY
- INTEGRATED NEFF KITCHEN APPLIANCES
- DETACHED DOUBLE GARAGE
- BAY FRONT LOUNGE WITH CLEARVIEW MULTI-FUEL STOVE
- GRAMMAR SCHOOL CATCHMENT

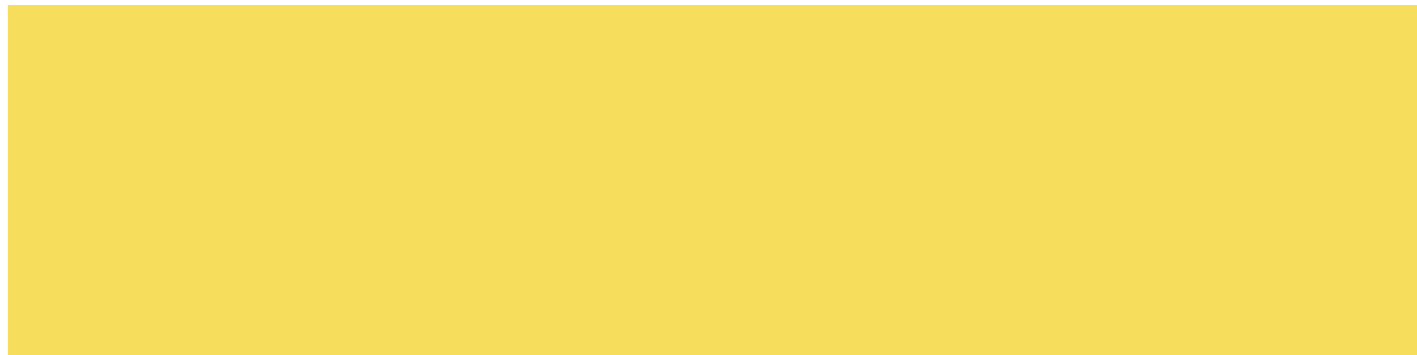
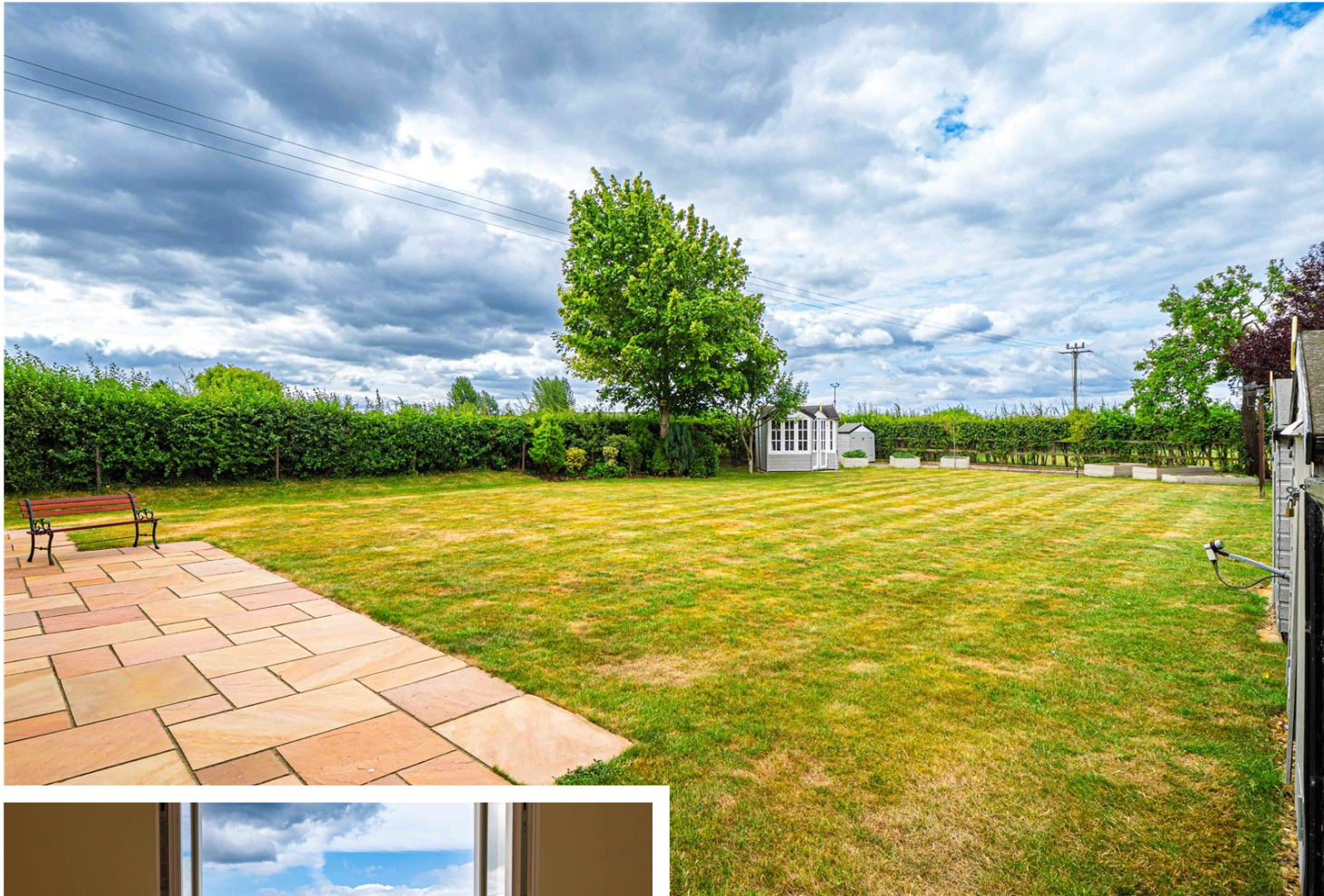
Practical touches abound with a dedicated utility room with further cupboard & worksurface space and plumbed in washing-machine with additional space for an undercounter tumble dryer. An inviting & contemporary downstairs WC completes the ground floor accommodation. Upstairs, the feature window on the landing floods the space with light. All four DOUBLE bedrooms are beautifully proportioned, with built-in wardrobes in two, with the master enjoying a EN-SUITE SHOWER ROOM benefitting from a shower cubicle with mains pressure rain shower and BATH with hand-held shower and 'JULIET BALCONY', commanding views over the generous rear garden and surrounding countryside.

The open plan kitchen/dining space is ideal for entertaining, with FRENCH DOORS and picture windows that frame uninterrupted views

To the front, the home is framed by a low level wall, hedging, mature apple trees, outside lighting and an extensive gravel driveway for multiple vehicles leading to a DETACHED double garage. This home is as smart as it is stylish. Powered by a NIBE air-source heat pump feeding an underfloor heating system to the ground floor and BAXI solar panels, 260-litre Megaflow system for heating domestic hot water, the property is a triumph of modern eco-living with low energy costs and sustainable heating. The SOUTH WESTERLEY facing rear garden is a peaceful haven, featuring lush lawns, established shrubs, defined borders with spring bulbs, a damson tree, INDIAN stone patio, outdoor power, lighting, water taps and a charming summer house ideally positioned to capture the evening sunset.







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.

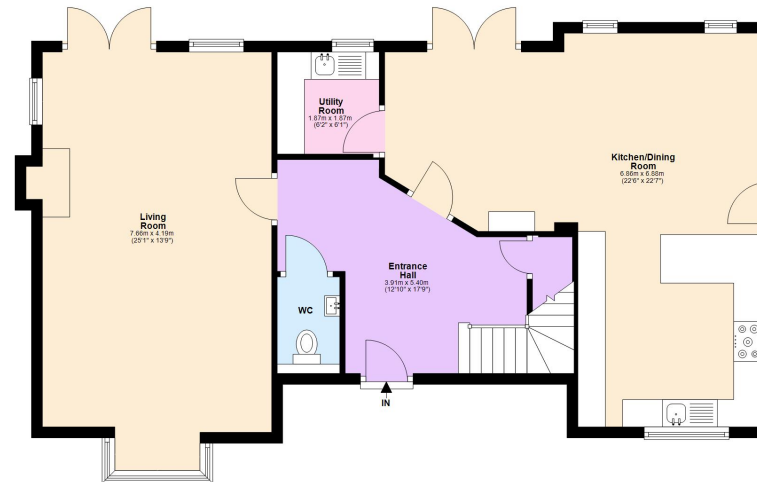
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: G

EPC Rating: B

Ground Floor
Approx. 87.3 sq. metres (939.4 sq. feet)



First Floor
Approx. 79.7 sq. metres (857.8 sq. feet)



Outbuilding
Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 204.6 sq. metres (2202.2 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

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Hertford

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