



20 Highcroft Road, Felden, Hemel Hempstead
Hertfordshire

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& PARKER**

BNP PARIBAS GROUP

20 Highcroft Road Felden Hemel Hempstead HP3 0BU

A detached property with stabling, pool and approximately 1.8 acres set in a highly convenient location

Boxmoor 1.8 miles, Hemel Hempstead 2.9 miles, Berkhamsted 5.8 miles, St. Albans 8.4 miles, Hemel Hempstead station 1.5 miles (London Euston 25 minutes), M1 (Jct. 8) 4.8 miles, M25 (Jct. 20) 4.8 miles, London Heathrow Airport 23.8 miles

Storm porch | Reception hall | Drawing room
Sitting room | Dining room | Play room | Study
Orangery | Kitchen/breakfast room | Utility room | Boot room | Cloakroom | 4 Bedrooms
Dressing room | 4 Bathrooms | Garden | Garden room | Stabling | Approx 1.8 acres | EPC rating D

The property

20 Highcroft Road is an attractive, white-rendered family home, sensitively extended by the current owners to provide a total of almost 5,600 sq. ft. of light-filled accommodation arranged over two floors and outbuildings.

The ground floor accommodation flows from a spacious yet welcoming reception hall opening into a large double-height vaulted drawing room with a large box bay window to the rear, feature fireplace with woodburning stove and cast-iron spiral staircase rising to a galleried study. It further comprises an extensive sitting room with feature bay window, fireplace, French doors to the rear terrace and double doors to a spacious orangery with two sets of French doors to front and rear aspects, a generous parquet-floored dining room with feature bay window and an octagonal play room. The L-shaped kitchen/breakfast room has a range of wall and base units, modern integrated appliances and a breakfast area with built-in seating and space

for a table, and useful fitted utility and boot rooms. The ground floor accommodation is completed by a double bedroom off the sitting room with built-in storage and modern en suite shower room.

On the first floor the property provides a spacious principal bedroom with fitted dressing room and en suite bathroom, two further generous double bedrooms and a family bathroom.

Outside

Set well back from the road, the property is approached over a gravelled driveway providing private parking for multiple vehicles. Extending to about 1.8 acres, the garden is laid mainly to level lawn interspersed with specimen trees and features a garden stream with footbridge over feeding a garden pond, an orangery-style garden room overlooking a paved vegetable garden with raised beds, numerous seating areas, a large paved terrace with gazebo-covered seating areas and swimming pool with inset jacuzzi, all ideal for entertaining and al fresco dining, and a detached stable block with three loose boxes.

Location

The semi-rural hamlet of Felden, situated to the south-west of Hemel Hempstead, sits near to the sought-after residential area of Boxmoor which offers a range of amenities including local shops, a Post Office, restaurants, public houses and popular primary school. Hemel Hempstead provides a wider range of shopping, leisure and recreational facilities while the nearby historic market town of Berkhamsted offers specialist independent shops, a supermarket and numerous cafés, restaurants and public houses. The property enjoys easy access over the A41 bypass to the M1 and M25, Hemel Hempstead station offers regular direct services to central London in under 30 minutes and London Heathrow Airport. The area offers a good selection of independent schools including Westbrook Hay Prep, Lockers Park, Abbot's Hill, Berkhamsted and Chesham Prep.







HIGHCROFT ROAD HP3

APPROX. GROSS INTERNAL FLOOR AREA 5572.36 SQ FT / 517.69 SQ M. INC. STABLES

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General

Local Authority: Dacorum Borough Council

Services: Mains gas, electricity, water and drainage. Gas-fired central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: £2,250,000

St Albans

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