

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK



**1 Copper Beech Close  
Felden  
HP3 0DG**

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**Guide Price £1,150,000** Freehold





Located in this highly sought after road is this impressive 4 double Bedroom detached family home with accommodation of approximately 2,650sqft and situated on a generous plot in the popular area of Felden. The property is conveniently located for Boxmoor 'Village', local shops, amenities, sought after schooling, Boxmoor Trust moorland and Hemel Hempstead main line station with links to London Euston. The property provides flexible and generous accommodation with scope to extend subject to necessary consents. The ground floor is arranged with a welcoming Entrance Hall leading to the dual aspect Lounge and double doors opening on to the triple aspect Garden Room. The ground floor also benefits from a formal Dining Room, Study / Bedroom, downstairs Cloak Room and a good sized Kitchen Breakfast Room. Leading off the Kitchen Breakfast Room you will find a side lobby offering access to a Boiler Room and Workshop along with access to the rear garden. The first floor boasts 4 double Bedrooms all with built in wardrobes and the Master Bedroom benefits from an Ensuite Bathroom. The first floor is completed with a family Bathroom and a

separate Cloak Room. The property is completed with a double Garage with a personal door to the rear garden. Externally the property benefits from a well stocked and landscaped southerly facing rear garden, while being well set back with an extremely generous front garden and driveway providing excellent off road parking facilities. VIEWING IS HIGHLY RECOMMENDED.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Popular sought after location

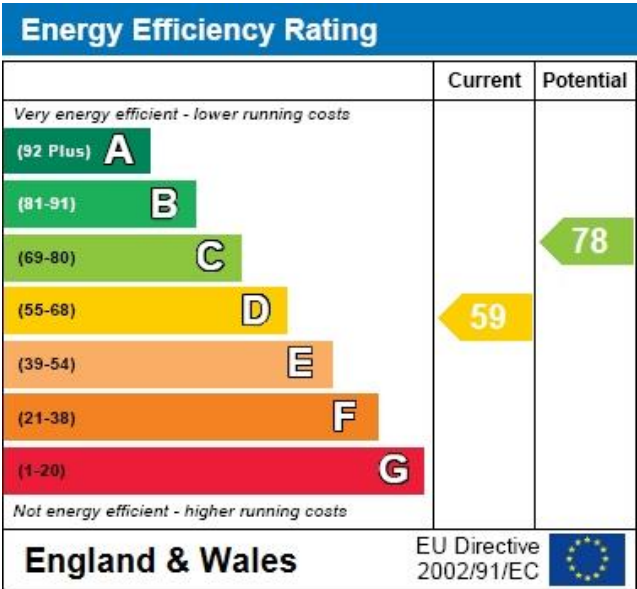
Detached family home

Four double bedrooms and two bathrooms

Substantial living accommodation, Over 2600 sq ft

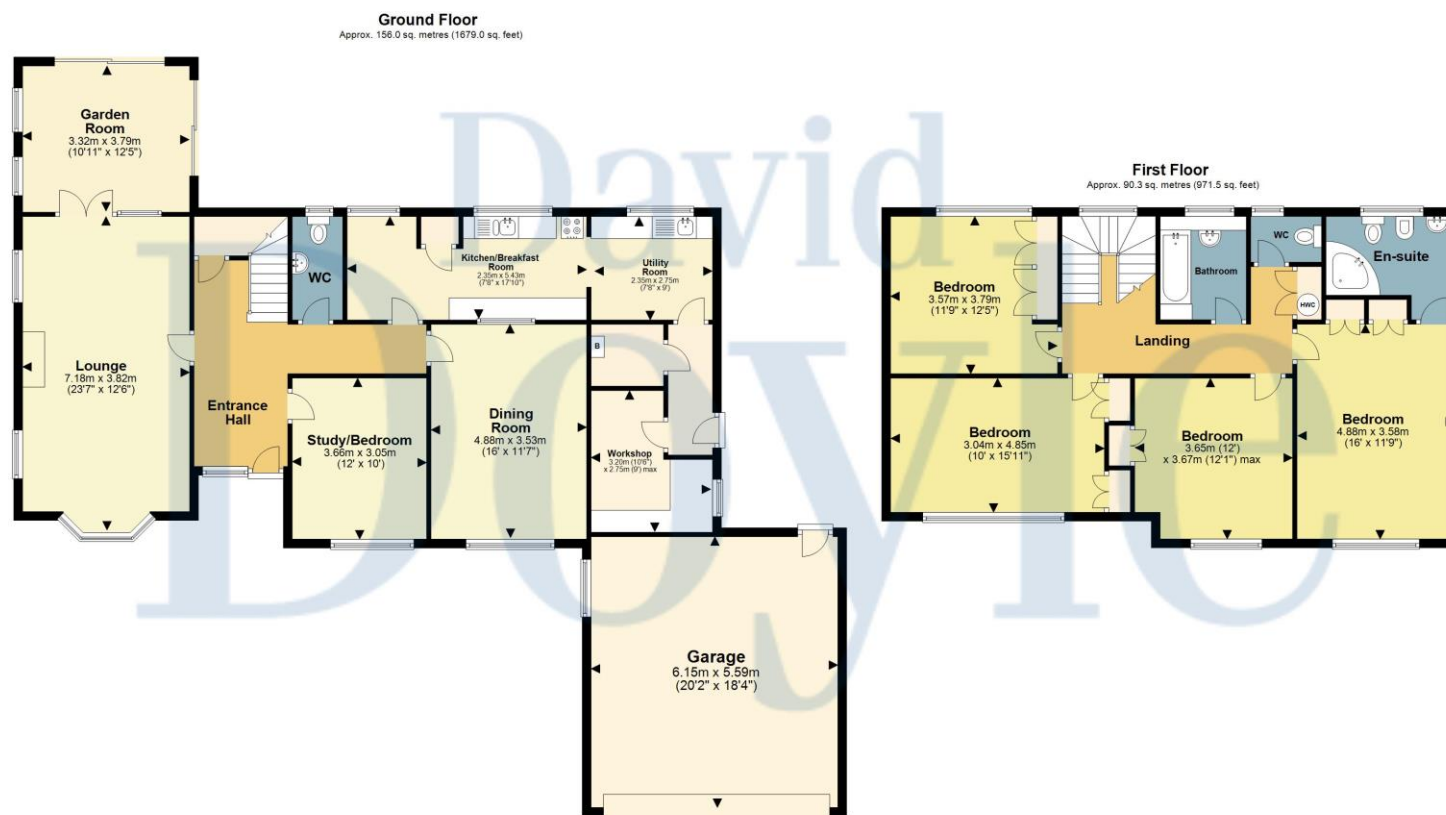
Double garage and ample off road parking

Southerly facing attractive rear garden





Call **01442 248671** to arrange a viewing or register an interest



Total area: approx. 246.2 sq. metres (2650.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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