

6 Roughdown Villas Road,  
Felden, Hertfordshire, HP3  
OAX

David  
**Doyle**  
Sales and Lettings

Price £1,200,000 Freehold



Located in this desirable tree line road that is conveniently located to Hemel Hempstead station with links to London Euston is this spacious and beautifully presented 4 double bedroom Grade II listed character home with a wealth of period features. With accommodation arranged over 4 floors, a good sized garden, a private court yard and a large garage to the rear.

Viewing is highly recommended.

On entering the property you are greeted with a stunning entrance hall with stairs leading up to the first floor and down to the lower ground floor. The living room enjoys views over the garden and also features a cast iron fire place, the sitting room also features a matching cast iron fire place.

On the lower ground floor you have a refitted kitchen with an impressive Island unit, a dining room, a utility with a low level WC and a useful cellar / storage room. The kitchen offers access out to the pleasantly private court yard while the dining room also offers access out to the front of the property.

The first floor features 2 bedrooms, the family bathroom and an additional room that provides a useful storage space.

The second floor offers 2 further bedrooms and a shower room.

Externally this property benefits from excellent off road parking facilities and a large garage that has an office space on its upper level. The garden is located to the front of the property and is mainly laid to lawn while the court yard is a pleasantly private area to the rear and accessible from the kitchen.

Viewing is highly recommended to fully appreciate this stunning property.

The vendor has informed us that residents have the option to access Hemel Hempstead station via the rear entrance, this shortens the distance to and from the station. For more details please talk to the office.

This property is conveniently situated for beautiful open countryside, excellent local schooling and the Hemel Hempstead Main Line Railway Station serving London Euston. Berkhamsted is a historic and fashionable market town with a fine range of excellent shopping, sporting and educational facilities.

Beautifully presented 4 double bedroom Grade II listed character home

Retaining a wealth of period features while being convenient for Hemel Hempstead main line station

Living room. Sitting room

Fitted kitchen. Dining room

Utility room

Family bathroom and a separate shower room

Garden and a court yard

Parking. Large garage with an office space

Viewing is highly recommended

Call NOW to arrange a viewing

Council Tax Band F

Tenure -Freehold



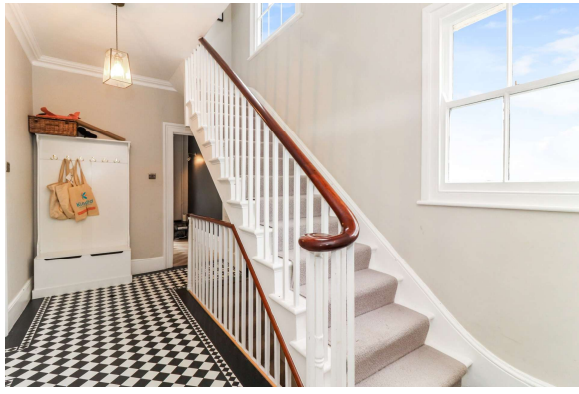
ROUGHDOWN VILLAS ROAD, HP3

APPROX. GROSS INTERNAL FLOOR AREA 2810.45 SQ FT / 261.1 SQ M. INC. GARAGE / OUTBUILDING / STORE  
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**CALL 01442 248671 OR EMAIL [BOXMOOR@DAVIDDOYLE.CO.UK](mailto:BOXMOOR@DAVIDDOYLE.CO.UK) TO BOOK A VIEWING**

## 6 Roughdown Villas Road, Felden, Hemel Hempstead, Hertfordshire, HP3 0AX

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1836
Council Tax Band	F
This year council tax charge	3128.73
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£30 per month voluntary road maintenance. Set up by homeowners of the road.
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the property FTTP
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	Yes
What grade of listing is the property?	Grade 11
Are there any restrictive covenants?	No
Are there any rights of way or easements?	Yes
If yes please state what rights are in place?	Neighbours must be able to pass through front drive pathway.
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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