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Birch Lane, Flaunden, Hemel Hempstead, Hertfordshire. HP3 0PT. Offers in Excess of £850,000 Freehold

A magnificent four bedroom semi detached house which has been the subject of major investment and improvement over the years by the present vendor. Having been refurbished to a very high standard indeed, and extended double storey to the rear, this quite stunning family home absolutely must be viewed internally in order to be fully appreciated.

Located in the picturesque village of Flaunden, the property also features a good sized frontage, which provides parking for numerous vehicles. One of its standout features is the superb sized west facing rear garden that is just perfect for enjoying the summer months, entertaining, and alfresco dining. The garden also offers a stunning aspect at the rear over fields.

Internally, you enter the property via a good sized entrance hall, which in turn gives you direct access to the bay fronted reception room. This space measures 16'11 x 11'6, has an ornate feature fireplace, and is semi open plan to the hub of the home, the 25'x 20' family/dining/kitchen area with underfloor heating.

This space is perfect for all of the family to enjoy and entertain in, and it features a large ceiling lantern that ensures natural light floods into the room, has bi fold doors that lead out to the garden, while the kitchen area offers lots of high end, bespoke kitchen units and includes many features such as a breakfast bar, built in oven and induction hob, tall integral fridge and freezer, four way boiling water tap with filtered hot and cold drinking water, and a waste disposal unit.

There is room for both sofas and dining tables in this area.

Upstairs, is a quite beautiful master bedroom which offers a large, feature window that perfectly frames the rear garden and the views beyond. It also has its own ensuite shower room. Two more double bedrooms overlook the front, while bedroom four (currently set up as a study), overlooks the garden. A



contemporary styled family bathroom completes the accommodation.

Outside, the rear garden has a large, part wall enclosed stone patio, with an extensive lawn behind, shrub borders to both sides and a timber shed.

THE AREA

Flaunden is a charming rural village on the Buckinghamshire/Hertfordshire border in the quiet Chiltern countryside surrounded by woods and farmland, with many miles of footpaths and bridleways to enjoy.

The nearby villages of Sarratt, Chipperfield and Bovington provide a good range of local shops, amenities and primary schools.

The area is also well served for access into London by train, as well as motorway access, giving you the country lifestyle whilst still being well connected for the commuter. Chorleywood Station is around 4 miles away (Baker Street 43 minutes, Marylebone 32 minutes)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

3 Birch Lane Flaunden Herts, HP3 0PT



Approximate Gross Internal Area
Ground Floor = 74.9 sq m / 806 sq ft
First Floor = 55.5 sq m / 597 sq ft
Total = 130.4 sq m / 1,403 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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