



**AITCHISONS**

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12 Anglefield Road, Berkhamsted, HP4 3JA

Offers In The Region Of £1,675,000 Freehold



A most attractive late 1920's substantial detached family home with five double bedrooms, three spacious reception rooms and a kitchen/breakfast room, set within very attractive and private gardens with far reaching views beyond and situated a convenient distance from the town centre amenities.

- Five Double Bedrooms Including Master Bedroom with En Suite Bathroom
- Three Spacious Reception Rooms
- Kitchen/Breakfast Room
- Utility Room and Downstairs Cloakroom
- Modern Bathroom with Separate WC
- Large Family Size Garden
- Garage and Off Street Parking
- Character Features
- Sought After and Convenient Location

#### DESCRIPTION

The feeling of space is immediately apparent on entry via the spacious entrance hall, which provides convenient access to all other parts of the property, including the first floor landing, via a staircase with a return and an exposed wooden handrail with painted spindles, leading to the first floor landing, with a cupboard below for shoes and coats. There is a cloakroom at the front of the property, comprising low level WC and wall mounted wash hand basin.

The principal reception room is triple aspect and enjoys views over the front and rear garden. This room has an attractive bay window and French doors leading out to the rear garden, with windows to either side, and a feature fireplace as its main focal point with display mantel above.

The dining room is rear aspect and also enjoys views over the garden. This is accessed from the entrance hall and there is an additional door to the sitting room.

The kitchen/breakfast room is directly adjacent the dining room and comprises modern eye and base level units with down lighting and contrasting work surfaces, integrated appliances including a one and a half electric oven, gas hob with canopy above, plumbing and space for a dishwasher and further space for a fridge/freezer. There is a double bowl sink unit, an integrated wine rack, a larder-style cupboard and additional built-in storage and French doors leading out to the garden.

The adjacent utility room has base level units with work surfaces, a sink, plumbing





and space for an automatic washing machine and a tumble dryer, and there is a door to the front.

The study is front aspect and has an attractive bay window with views over the garden.

The spacious first floor landing gives access to five double bedrooms and a modern family bathroom. All bedrooms have views over the gardens and the master bedroom has wardrobes and an en suite bathroom, comprising panel enclosed bath with shower over and glass screen, pedestal wash hand basin and low level WC (all with chrome fittings) and a chrome heated towel rail.

The property is further complemented by the original solid wood internal doors with exposed wooden latches and handles, attractive sealed unit multi pane double glazed windows and gas fired central heating to radiators, which are served by a recently replaced boiler.

#### OUTSIDE

The property is approached from the front over a block paviour driveway, which provides access to the garage and also generous off-street parking. There are large areas of lawn, mature shrubs and also hedged perimeters to the front and sides. Secure paths each side lead to the rear garden, which has a patio overlooking the lawn, with further planted borders, some fruit trees and further hedged perimeters to the side and rear.

#### LOCATION

The property is situated adjacent to the Conservation Area, within a prestigious road, which is within a short walking distance of the town centre amenities, including the mainline station, together with a wide range of educational facilities for children of all age groups, including the renowned Berkhamsted School for both boys and girls and Ashlyns Secondary School.

#### SERVICES

All mains services provided.

#### DIRECTIONS

From the central crossroads in Berkhamsted proceed up Kings Road, taking the first turning on the right into Charles Street and the fourth turning on the left into North Road. Turn right at the top into Anglefield Road and the property will be found a short distance along on the right hand side.

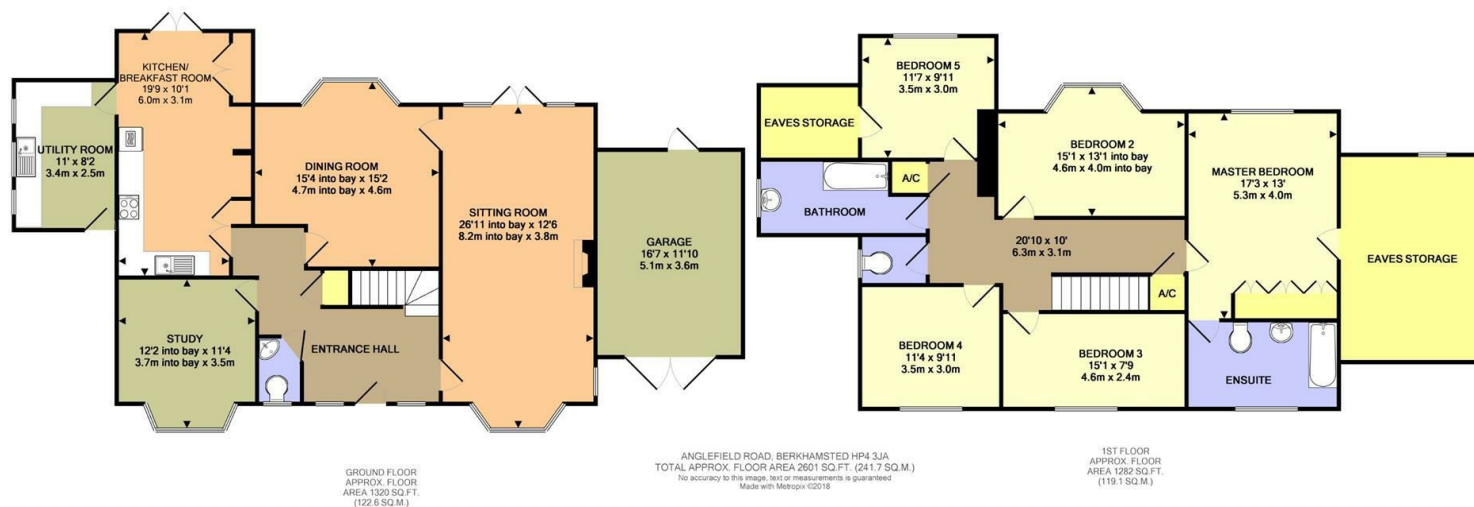
#### LOCAL AUTHORITY

Dacorum Borough Council, Civic Centre, Marlowes, Hemel Hempstead, Hertfordshire HP1 1HH  
Tel: 01442 228000

Council Tax Band G

## PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



## VIEWING

Strictly by appointment with Aitchisons

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## IMPORTANT NOTICE

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EPC Rating **E**

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