





# Berkhamsted

## GUIDE PRICE

£1,750,000

A prestigious 1930's detached family residence, providing scope for extension and remodelling of existing accommodation. The property is situated in this most sought after private road within minutes walk of mainline station and the town centre.

To the ground floor there are two spacious reception rooms, luxurious refitted kitchen breakfast room over looking the rear garden.

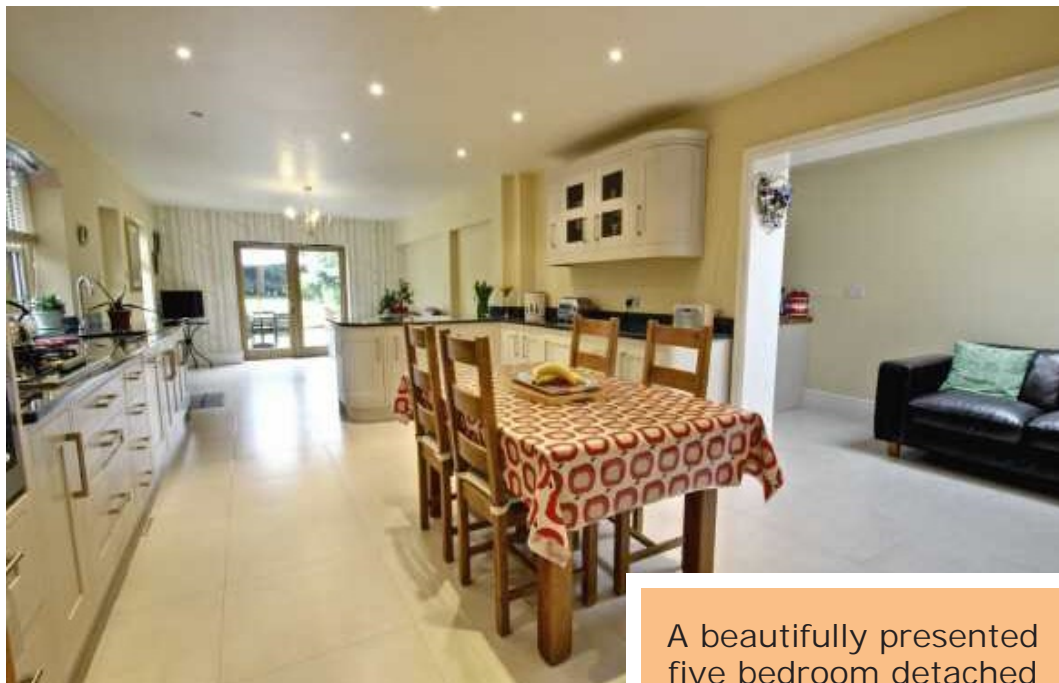
To the first floor there are five good sized bedrooms including a master bedroom with ensuite and separate family bathroom.

A sweeping gravelled driveway leads to a detached double garage with established garden including mature borders. Surrounded by South facing lawned areas to the front of the house. The rear gardens enjoys views over surrounding fields being mainly laid to lawn with patio area.









A beautifully presented five bedroom detached family home situated on a salubrious road in Berkhamsted.



Hallway - With solid oak wood flooring, stairs to the first floor landing, an understairs cupboard, radiator and window to the rear as well as doors leading to all the reception rooms.

Cloakroom - Modern white suite comprising low flush WC, bowl wash hand basin with separate hot and cold taps, shower cubical, radiator, travertine natural stone flooring and double glazed windows to side and rear.

Dining room - Solid oak wood flooring, radiator, double glazed window to side as well as double glazed patio doors to front.

Lounge - Solid oak wood flooring, double glazed patio doors to front as well as double glazed windows to the front and side and radiator.

Kitchen - Fitted with a range of Shaker style sage green matching base units, wall cabinets and display cabinets, granite worktops with downlighting and granite splash backs, a built in five ring hob, with extractor fan over as well as a double oven and integral fridge. sink with mixer taps, a filter tap and single drainer, integrated dishwasher, double glazed patio doors leading to the rear garden, radiator, halogen spot lights, double glazed door and window to the side and a tiled floor.

Utility room - Double glazed window to rear, an ornate glass sky light, a range of base units, boiler, sink and drainer, plumbing for washing machine and tumble drier, tiled floor.

Landing - Fitted carpet, access to the loft, double cupboard, a large double glazed window to rear, doors leading to all the bedrooms and bathroom.

Bedroom one - Fitted carpet, radiator, double glazed window to rear over looking the impressive rear garden, radiator. Arch way leading to the en suite.

En suite - Modern white matching suite comprising of a double shower cubicle, low flush WC, pedestal wash hand basin with mixer tap, radiator, tiled walls and floor, and a double glazed window to side.

Bedroom two - Double glazed windows to front and side, carpeting, radiator, two double wardrobe's.

Bedroom three - Double glazed windows to front and side, radiator, fitted carpet, built in double wardrobe.



Bedroom Four - Double glazed window to front, radiator, fitted carpet, built in wardrobe.

Bedroom five - Double glazed windows to side, radiator, fitted carpet.

Bathroom - Modern white suite comprising of bath, double shower cubicle, wash hand basin with cabinet under, single hot and cold taps, low flush WC, radiator, part tiled walls, double glazed windows to front and rear.

Driveway and front garden - A long sweeping gravelled driveway, providing off street parking for several cars, leading to the double garage. The large south easterly facing front garden is mainly laid to lawn, with mature shrub borders.

Rear garden - Large north westerly sun terrace, with views over the surrounding countryside, mainly laid to lawn with some flower and shrub borders, outside light, outside tap and shed, all surrounded by mature hedging.

Double garage - A double up and over door, door to the side, stairs leading to the first floor office above.

Office - Windows to front and rear, power and light.

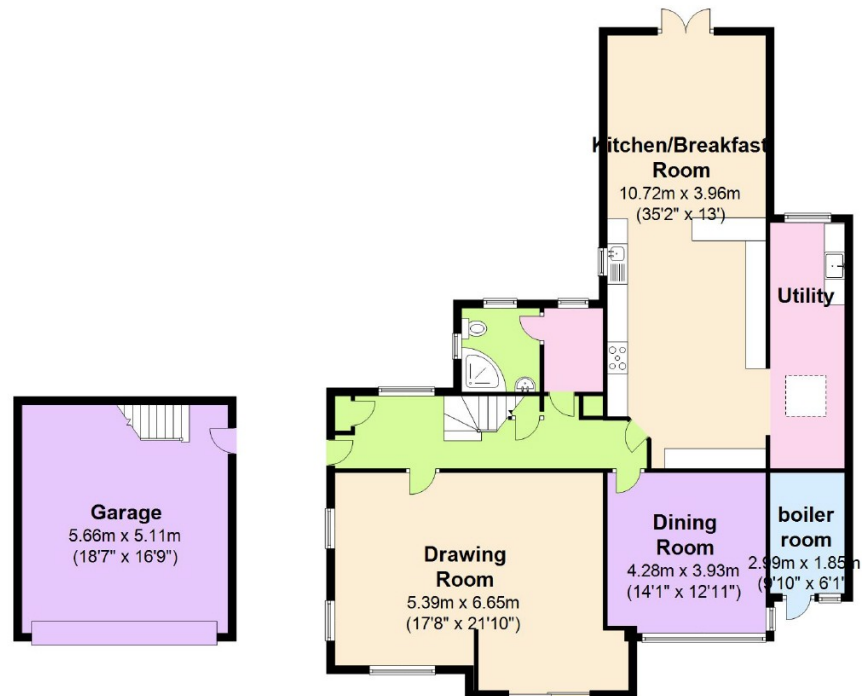








## Ground Floor



## First Floor



All measurements are approximate.  
Plan produced using PlanUp.

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