



**Emperor Close, Berkhamsted HP4 1TD**



This spacious detached four-bedroom house is perfectly situated in a quiet cul-de-sac, offering tranquillity and privacy. As you approach the property, you'll be immediately drawn to its ideal tucked away location.

Step inside, and you'll discover the spacious feel to this family home. The first thing that catches your eye is the lounge, a perfect room to entertain friends and family or to relax after a busy day. The heart of the home is the kitchen, which has been thoughtfully designed with both functionality and style in mind. It features modern appliances, ample counter space, and plenty of storage options, making it a joy to prepare meals and entertain guests. Adjacent to the kitchen you will find the dining room with views of the rear garden. The generously sized conservatory is flooded with natural light and provides a serene space to relax and enjoy the surrounding views. It's the ideal spot for hosting gatherings with friends and family. Bedroom four is situated on the ground floor and benefits from an en-suite shower room.

On the first floor there are three bedrooms. Two have an en suite shower room. One, which is spread across the depth of the property is currently used as an office / work room.

#### **Outside**

The garden is stocked with perennial flowers and some mature shrubs.

Along the way, mature shrubs of various shapes and sizes create a sense of depth and texture, their vibrant foliage adding a splash of colour to the overall composition. These shrubs have been thoughtfully placed to offer privacy, forming natural screens that shield the secret garden from prying eyes.

A gateway leads to a further slim, secluded piece of land, useful for discreet storage.

The front garden is partially enclosed by mature hedging and features a block driveway, providing parking for several vehicles.





## welcome to Emperor Close, BERKHAMSTED

- NO ONWARD CHAIN
- DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- THREE EN-SUITES
- DRIVEWAY
- TUCKED AWAY LOCATION

Tenure: Freehold EPC Rating: C

Guide price

**£800,000**

A fantastic four-bedroom detached family home situated in a quiet cul-de-sac location. The property sits on a generous corner plot that offers massive scope for potential and benefits from three en-suites, two reception rooms, and a driveway for several cars.

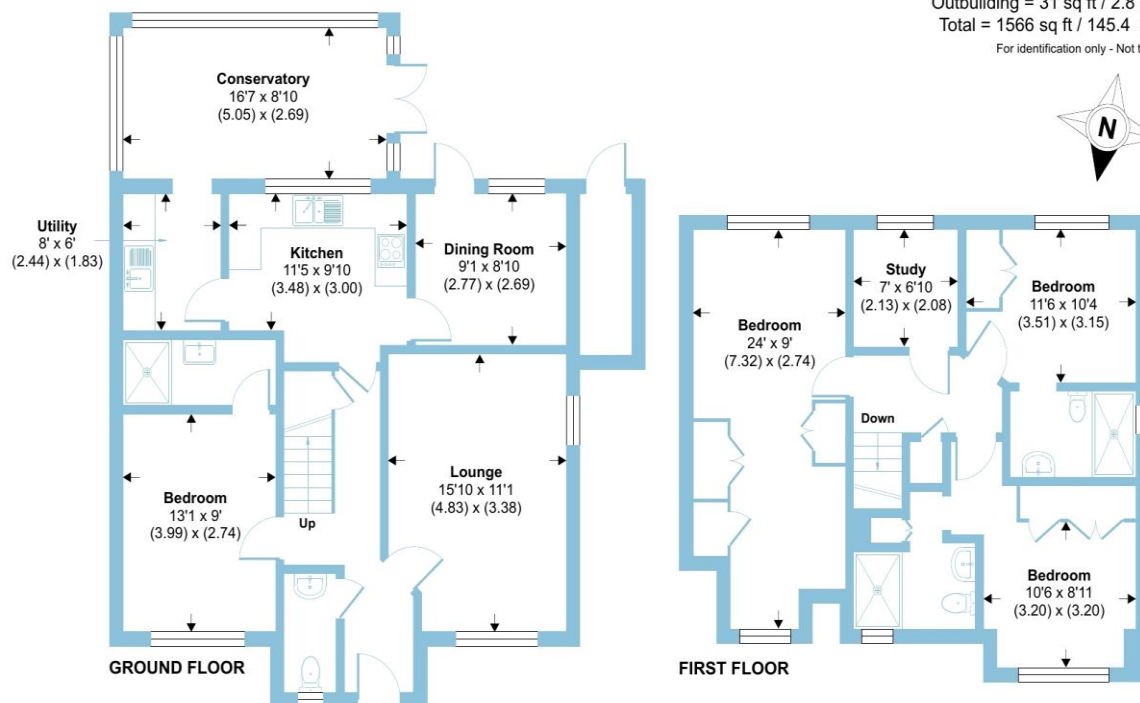
### Emperor Close, Berkhamsted, HP4

Approximate Area = 1535 sq ft / 142.6 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Brown & Merry. REF: 987447



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Property Reference:  
BKH102348- 0011

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