



Hall Park, Berkhamsted HP4 2NU



Welcome to 21a Hall Park Road, a unique five bedroom detached home we are delighted to bring to market on a 'land sale, build contract' basis. The home is arranged over four storeys offering over 4000sqft of living space and provides extremely versatile accommodation. This property offers the perfect option for those looking to build their own home without the stress and hassle of finding a builder and managing the project.

With far reaching countryside views, a south facing rear garden and the option to personalise the home and bespoke it your own tastes this really is a very special opportunity.

The architecturally designed home features a basement offering the perfect place for a cinema, gym or games room. To the ground floor is an impressive open plan kitchen/dining/family room with bi-fold doors leading out to the rear garden, seamlessly blending indoor and outdoor living. The formal sitting room sits to the front of the home and offers large windows which help to flood the room with natural light. Further ground floor accommodation includes a handy utility room, pantry, storage room and WC.

To the first floor are three bedrooms, the main bedroom with large ensuite bathroom, separate space for a dressing room and balcony providing beautiful semi-rural views. There are a further two bathrooms to the first floor and both bedrooms come fully equipped with built in wardrobes. To the second floor are a further two bedrooms both benefitting from en-suites.

Outside is an integral garage and parking for multiple vehicles.





welcome to Hall Park, BERKHAMSTED

- Unique opportunity to personalise and bespoke your own home
- Choose your own specification
- Over 4,000sqft of living space
- Five large bedrooms
- South facing garden
- Garage and parking for multiple vehicles
- Highly sought-after location
- Versatile accommodation

Tenure: Freehold EPC Rating: Exempt

Offers over

£2,000,000

The rare opportunity to purchase a brand new five bedroom, detached home in a highly sought-after location. The home spans over 4000sqft and the purchaser can have full flexibility over the specification and finish of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Berkhamsted is an affluent market town, popular with commuters and families alike, with its perfect blend of excellent schooling (including the renowned independent Berkhamsted School), thriving high street with a delightful cosmopolitan atmosphere and pavement cafes, bars and restaurants, and beautiful countryside and woodland; perfect for cyclists, ramblers and dog walking. There are plenty of sports clubs including football, cricket, tennis and bowls and a selection gyms and fitness centres and the sports centre has a public swimming pool and five-a-side football courts. Berkhamsted has convenient links to the M25 & M1 motorways via the A41 dual carriageway and the mainline train station provides a fast and frequent service to London Euston (under 40 minutes).

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Property Reference:
BKH102792- 0002

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