







**£1,500,000**

Located just a short walk from the sought after Berkhamsted High Street this well presented four bedroom detached family home is welcomed to the market offering countryside views alongside easy access to all amenities and mainline train station. Benefits include a spacious 'in & out' driveway for several vehicles, two garages and a generous South facing rear garden.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard, doors to family room, kitchen/dining room, lounge, and cloakroom, hardwood floor.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, radiator.

## **LOUNGE**

Double glazed bay window to front aspect, double glazed double doors to rear. Two radiators, hardwood floor.

## **FAMILY ROOM**

Double glazed double doors to rear. Radiator, hardwood floor.

## **KITCHEN/DINING ROOM**

Double glazed window and door to rear aspect, double glazed bay window to front aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, stainless steel sink with mixer tap, integrated: dishwasher, microwave, fridge, oven and gas hob with extractor fan over, radiator.

## **UTILTY**

Fitted with floor standing units with work surface over, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, space for under-counter freezer, door to garage.

## **LANDING**

Two double glazed windows to rear aspect. Doors to bedrooms and bathroom, study area, airing cupboard housing lagged water cylinder, radiator.

## **BEDROOM ONE**

Double glazed window to front aspect. A range of built-in wardrobes, radiator, hardwood floor, double doors to en-suite.

## **EN-SUITE**

Double glazed frosted window to rear aspect. Walk-in shower, low level WC, wash hand basin, heated towel rail, under floor heating.

## **BEDROOM TWO**

Double glazed window to rear aspect. Built-in wardrobe, radiator, door to Jack-and-Jill shower room.

## **BEDROOM THREE**

Double glazed window to front aspect. Built-in wardrobe, radiator, door to Jack-and-Jill shower room.

## **BEDROOM FOUR**

Double glazed window to front aspect. Built-in wardrobe, radiator.

## **JACK-AND-JILL SHOWER ROOM**

Low level WC, tiled shower cubicle, pedestal wash hand basin, heated towel rail.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, panelled bath with shower over, heated towel rail.

## **OUTSIDE**

### **GARAGE**

Two garages with electric up and over doors, power and lighting.

### **FRONT GARDEN**

Paved 'In & Out' driveway parking for several cars, lawn area.

### **REAR GARDEN**

Mainly laid to lawn with patio areas, flower and shrub beds, enclosed by fencing and hedging, gated side access, cold water tap, personal doors to garages.



LONDON ROAD, BERKHAMSTED HP4 (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 2236 sq.ft. (207.7 sq.m.) approx.

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