



REGENT  
ESTATES

# KINGSHILL WAY, BERKHAMSTED

£1,495,000 Freehold

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## ACCOMMODATION

NOW LAUNCHING SECOND PHASE- This stunning family home boasts approximately 2,869 sq ft of living space! These stunning contemporary, semi-detached family homes have been built to exceed all current building standards with no expense spared. These top quality, light and airy builds utilise the latest modern materials and have been built from top to bottom with love and care by traditional craftsmen.

Both of the houses share a similar design ethos, however they look and feel completely different inside. Downstairs features a large open plan living space with a separate utility, cloakroom and lounge. Stunning contemporary oak staircases flow through the house and with unusually high ceiling heights the feeling of space and light is a prominent feature across all three floors. Moving up there are four gorgeous bedrooms, complete with four sumptuous ensuite bathrooms. Each property is topped off with large store/loft rooms.

Moving outside the driveways offer off street parking at the front, along with a double garage and a further parking space at the rear. These lead to a separate entrance/exit and each property is finished off with a private, fully stocked and lit landscaped garden, with acoustic fences and modern paving.

All have stunning views from the front across Berkhamsted Valley to Ashridge.

Each house is a one off with its own distinctive style, and features the latest thinking in modern kitchen and bathroom design. Features include stunning Porcelanosa tiles, Sonos music systems, Tom Rowbottom front doors, stunning individual staircases, solid concrete floors, underfloor heating, solid slate roofs, energy-efficient gas filled windows and bi-folds, cutting edge insulation, the latest security systems, and super effective designer lighting.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

01442 877878

141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)







Total area: approx. 266.6 sq. metres (2869.3 sq. feet)  
 Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
 Plan produced using Planity.

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