



ROSEBANK

REGENT
ESTATES

DOCTORS COMMONS ROAD, BERKHAMSTED

£1,350,000 Freehold

ACCOMMODATION

An impressive four double bedroom detached family home situated on one of Berkhamsted's most desired roads within walking distance of the train station. The property offers excellent accommodation to create contemporary and versatile family accommodation.

The bright and inviting entrance hall with stairs rising to the first floor offers a guest w/c and gives access to the main lounge at the front and the impressive open plan kitchen/dining/family room at the rear. The sitting room is wonderfully capacious and bright with natural light flooding the room from the bay window, while the family room at the rear leading to the garden could ideally be used as play room, study or formal dining. The kitchen has been tastefully fitted with a range of wall and base units and finished with a Corian worktop; the dining room is lovely and bright with multiple skylights and looks onto the pretty rear garden.

The first floor landing gives way to four generous double bedrooms and a stylish family bathroom. The impressive master bedroom is bright and airy with triple built-in double wardrobes and a stunning en-suite shower room; bedroom two also benefits from an en-suite shower room. The current owners have carried extensive works to the rear garden transforming it into a delightful and useable space which can be enjoyed by all the family, including a 6m tidal pool. The pool is heated and an Original Endless Pool. It is heated with a heat-source pump called Callorex, complete with a smart safety cover.

The driveway offers ample parking and the garage completes the accommodation. Doctors Common Road is considered to be one of the most desirable roads in Berkhamsted offering easy access to the High Street and mainline railway station.

Key selling points-

No upper chain

Energy Efficiency rating of B - Solar panels, inverter and battery

Underfloor heating in Kitchen, dining, utility and all bathrooms

Insulated gym/garage

Generous boarded loft, potential to extend subject to planning

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.

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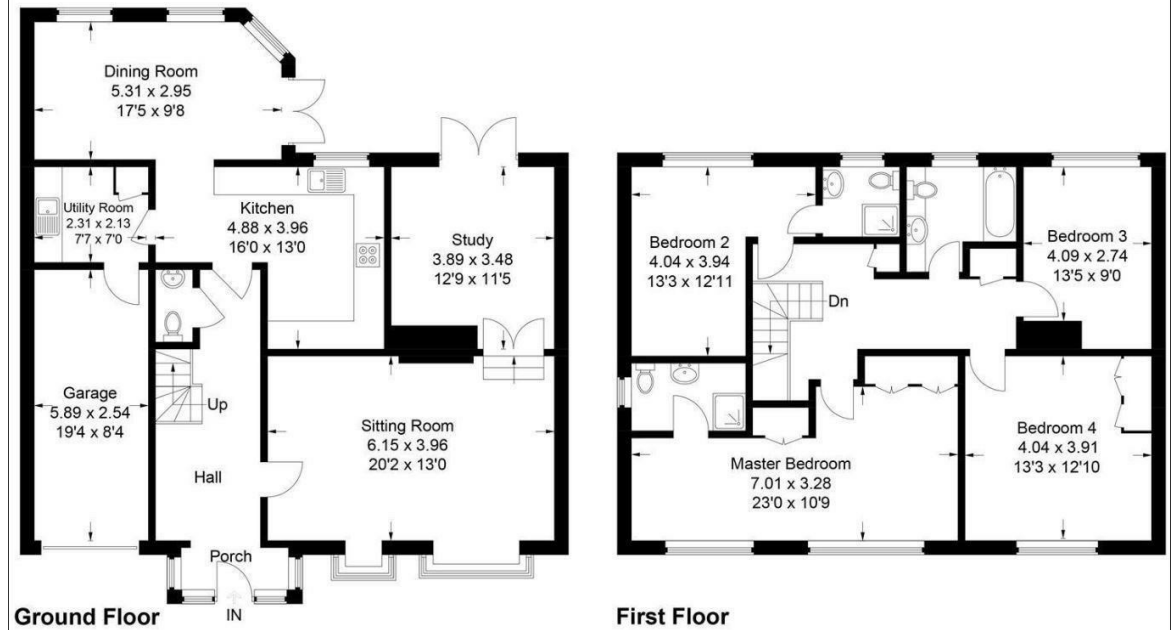
www.regent-estates.com







Approximate Gross Internal Area
214.5 sq m / 2,309 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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