



REGENT  
ESTATES



# KINGSHILL WAY, BERKHAMSTED

£4,500 PCM

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## DESCRIPTION

AVAILABLE NOW! A stunning DETACHED HOME accessed from a private driveway, thoughtfully designed and stylishly finished to an exceptional standard, situated close to the centre of town yet providing easy access to A41. UNFURNISHED. Gated driveway parking. Council Tax Band G. EPC Rating B. AVAILABLE MID APRIL.

Accommodation: Entrance hallway, beautiful high specification bespoke kitchen by Berkhamsted Homes open plan dining/family room with sliding doors to secure rear garden, dual aspect living room also with sliding doors to the garden, study, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, two further double bedrooms and family bathroom.

Built with energy savings in mind, Larchmoor Gardens utilizes the latest in technology including 'Potton' Ultima 15 insulation, 'Rationel' Alu Clad windows and external doors, a 10kw 'Samsung' air source heat pump serving a 200 litre highly efficient hot water cylinder and superfast broadband.



## VIEWING

Strictly by appointment through Regents Estates

01442 877878

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

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

### Important Notice

1. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
2. The floor plan is not drawn to scale. Room sizes are taken between internal wall surfaces and should not be relied upon for carpets and furnishings.

