



4 Bedrooms



2 Bath/Shower Rooms
Plus 2 WC's



3 Reception Rooms



Off Street Parking



Landscaped Garden with
raised patio



EPC Band C

Council Tax

Band F - £3,366.11 (2025/26)

Local Authority
Dacorum Council



Shrublands Road, Berkhamsted, Hertfordshire, HP4
Guide Price £1,250,000 Freehold

Shrublands Road, Berkhamsted

A beautifully presented four-bedroom, semi-detached home in a central Berkhamsted location. The property offers over 2,100 sq ft of generously proportioned accommodation set across three levels and has a wealth of features including double sized bedrooms, a stunning open plan kitchen and dining space and driveway parking.

Description

This modern family home is located in a popular central Berkhamsted position, with the High Street, the train station and excellent schooling conveniently within walking distance. There is a driveway with parking space for two cars too, which is a rare feature for a house in central Berkhamsted.

The house has been very well extended and is immaculately presented throughout. Downstairs, the open plan kitchen and dining area provides a bright, spacious and well-enjoyed cooking and entertaining space. The bespoke kitchen has bi-folding doors to the garden and a central island with a raised breakfast bar, it is well appointed with a range of high quality fitted appliances, including a Bora induction hob with an integrated extractor, a Neff oven, a combination Neff microwave/oven, a warming drawer and a Quooker hot water tap, as well as a wine fridge. In addition, there is a separate utility room and downstairs WC. Three further reception rooms offer versatile space, these include a living room with bay window, a family room which flows into the dining area and a separate study.

The first floor has three double-sized bedrooms with the principal suite enjoying the use of an ensuite bathroom and views over the valley behind. There is also a shower room with a walk-in shower, basin and WC. On the second floor is a spacious bedroom with a large storage area and a convenient ensuite WC. The bedroom on the second floor also enjoys great views over the valley behind.

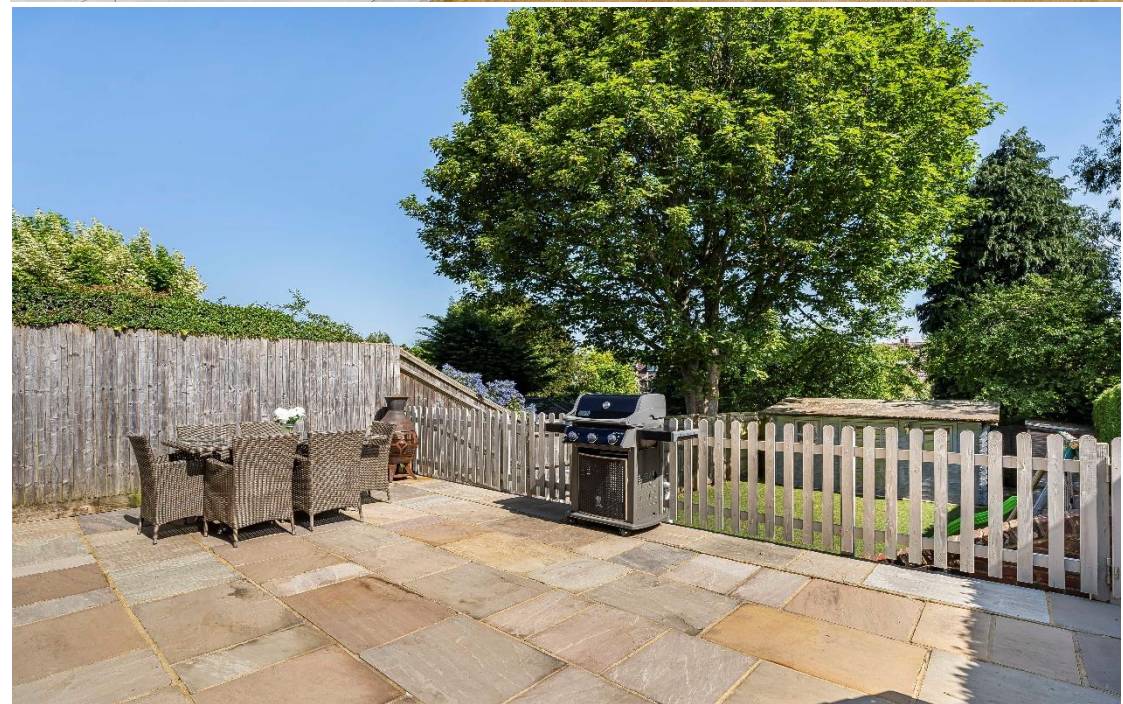
To the rear is a good-sized patio for summer dining, steps lead down to the garden which has a low maintenance astro-turf lawn, and a versatile summer house with an electricity supply.

A house like this is rarely available, enjoying a central Berkhamsted location with off-road parking for two cars, contemporary interiors and generously proportioned bright rooms - factors that make this a highly desirable property.

Location

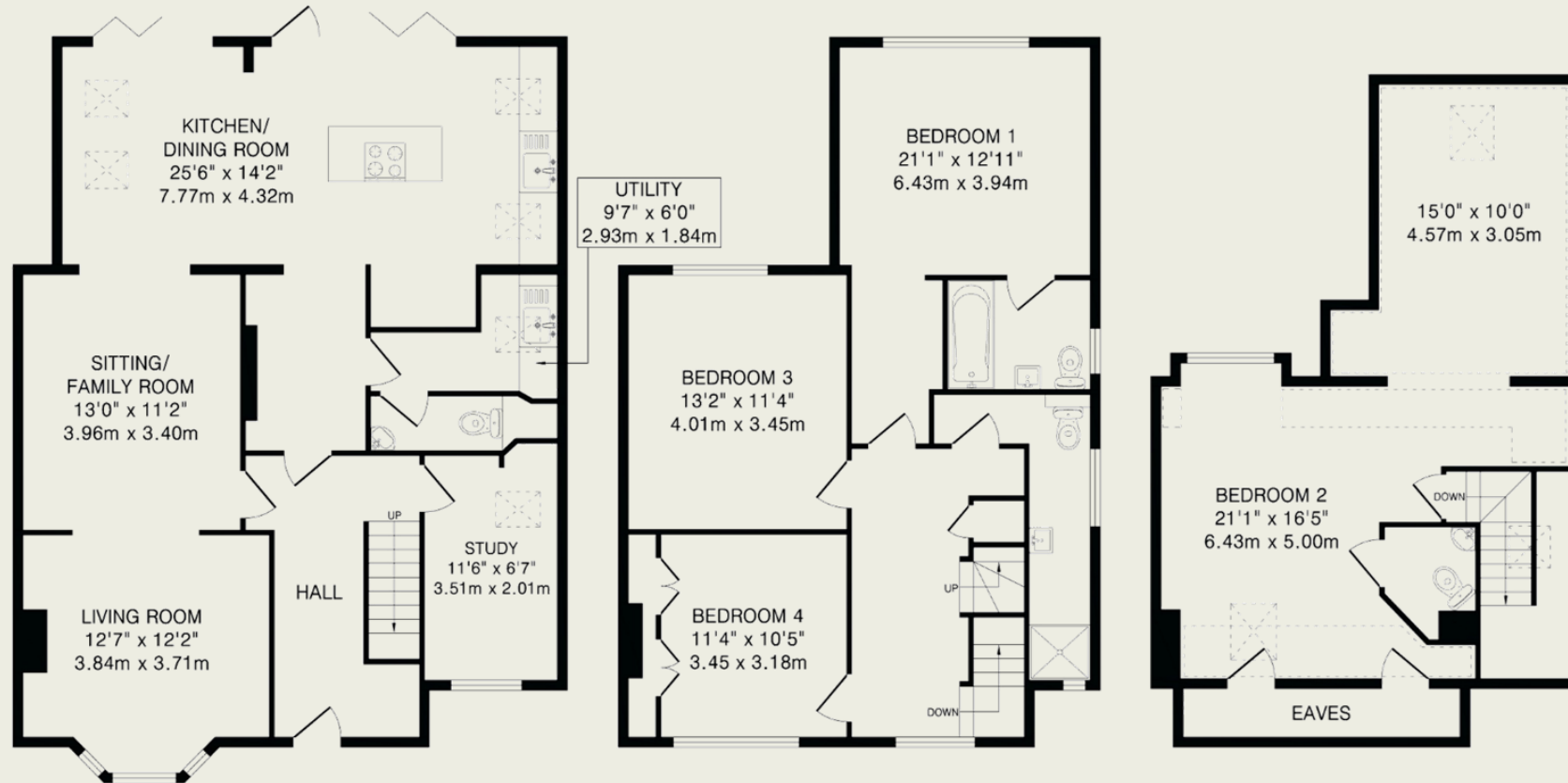
Berkhamsted is a busy market town, located to the West of Hertfordshire and just 30 minutes from London by train with the mainline train station providing a regular service into London Euston. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury. The area offers excellent schooling, including Ashlyns, Greenway, Berkhamsted School, founded in 1541, and Tring Park School for the Performing Arts.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
954 sq.ft.(88.5 sq.m)approx.

First Floor
714 sq.ft.(66.3 sq.m)approx.

Second Floor
491 sq.ft.(45.5 sq.m)approx.

TOTAL FLOOR AREA: 2159 sq.ft.(200.3 sq.m)approx.

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