






Millfield, Berkhamsted HP4 2PB | Freehold

 5 Bedrooms  3 Bath/Shower Rooms  4 Reception Rooms  Driveway  Private Garden

 EPC Band C  Council Band: G – £3,883.96 25/26  Dacorum Council

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This five bedroom detached house is located on a highly desirable cul de sac, close to Berkhamsted town centre and station.

- 🔑 Highly sought after road
- 🔑 Quiet cul de sac
- 🔑 Five bedrooms
- 🔑 Dressing room and ensuite to master
- 🔑 Detached
- 🔑 Spacious rooms
- 🔑 Four reception rooms

Description

The house is nestled towards the end of Millfield, a cul-de-sac off the lower reaches of Gravel Path. It sits on the south facing side of the Berkhamsted valley and provides a very private, quiet location, yet still close to the town centre. It is perfectly positioned for families wishing to be close to the outstanding schools, and is a short walk away from Berkhamsted train station and Berkhamsted’s vibrant town centre. The house benefits from a wide 125-foot-deep rear garden that is private and well screened from neighbouring properties.

Internally the ground floor rooms flow seamlessly into one another all with generous proportions. There is an impressive kitchen/dining room with a separate utility room. Slide and pivot doors allow the kitchen to be opened up to integrate the external patio providing excellent indoor/outdoor living. The ground floor also has a sitting room; formal dining room and wonderful family room currently used as a music room. A study, downstairs cloakroom with WC and an integral garage, complete the ground floor accommodation.

The first floor offers five bedrooms. The principal suite is a fantastic size with a generously sized ensuite bathroom and large dressing room with natural light and fitted mirrored cupboard space. The principal suite also benefits from a private staircase leading back down to the breakfast room but can also be accessed via the main landing. Bedroom two is also generously proportioned with its own ensuite bathroom. A family bathroom services the remaining three bedrooms.

The rear garden is extremely private and well screened with numerous seating areas, open lawn and versatile outbuildings. The patio directly outside the kitchen can be integrated by folding back the glass wall and is ideal for alfresco dining. Above the patio there is open lawn and then a private area to the rear of the garden which is home to a Scandinavian style summer house and home office, surrounded by a large decked area that makes the most of the evening light.

Location

Located just a short stroll into the heart Berkhamsted and 0.4 miles walk from the train station. Enjoy all the benefits that Berkhamsted has to offer on your doorstep including the Grand Union Canal. The open spaces of Ashridge Estate are close by, as are Berkhamsted Golf Club, Berkhamsted Lawn Tennis Club among others.







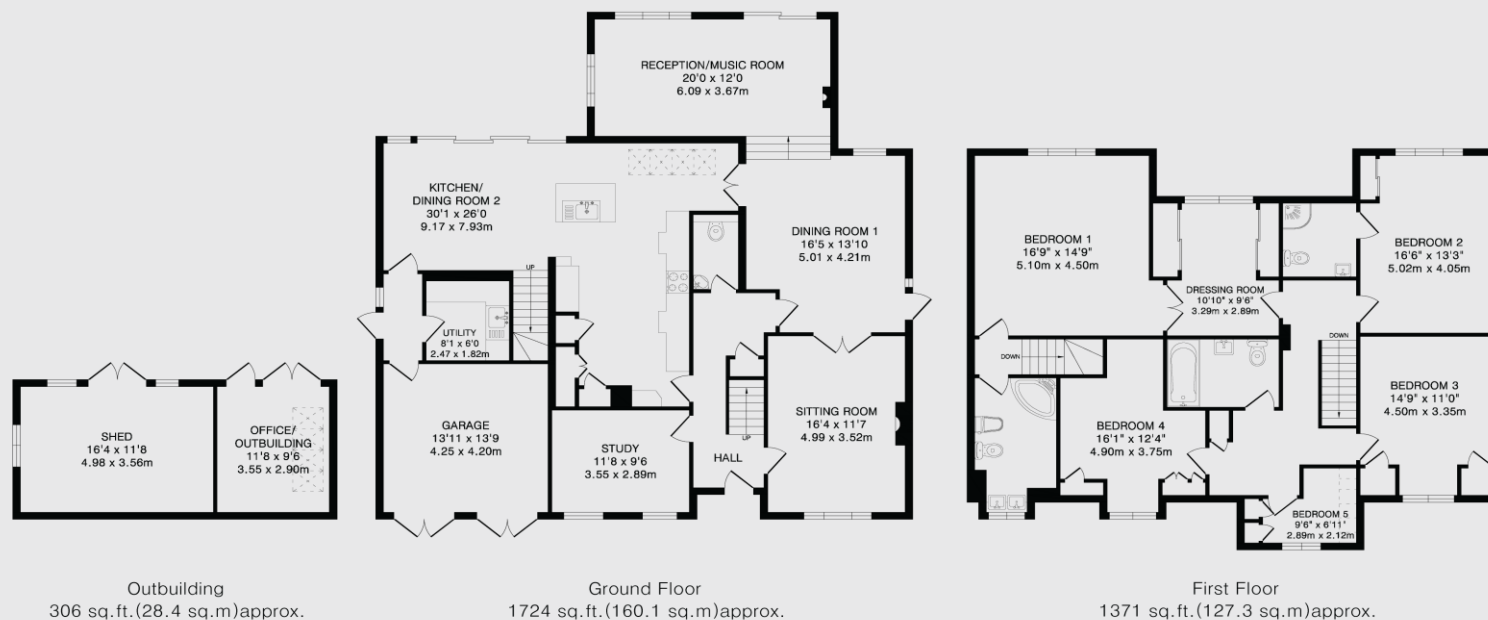












TOTAL FLOOR AREA: 3401 sq.ft.(315.8 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### IMPORTANT INFORMATION:

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