



Elizabeth II Avenue

Berkhamsted, Hertfordshire HP4 3BF



Light-filled living, defined by elegant proportions.

Set within a sought-after residential enclave just off Shootersway, this beautifully presented, double-fronted home offers a timeless take on contemporary family living.

Defined by its harmonious proportions and considered detailing, the house is a celebration of light, flow, and comfort – an ideal backdrop for modern life. The facade, composed of traditional brick and flint, lends a grounded, tactile quality to the building, while the symmetrical frontage sets a quietly confident tone. Internally, the layout unfolds across generously proportioned rooms, each thoughtfully arranged to make the most of the natural light and garden views.

To the right hand side, the sitting room is a calm and inviting space, anchored by a bay window at the front and framed at the rear by French doors that open directly onto the garden, inviting the outside in. Across the hallway, the dining room mirrors this sense of scale and light, with a second bay window and ample space for family gatherings or more formal entertaining.

At the rear of the house, a well-appointed kitchen/breakfast room forms the social heart of the home.

Guide price: £1,100,000
Tenure: Freehold



Classic cabinetry pairs with warm oak worktops, while a set of bifold doors draws in light and opens the room to the garden, blurring the line between inside and out. A downstairs cloakroom completes the ground floor.

Upstairs, five bedrooms are arranged around a spacious landing. The principal bedroom suite is calm and understated, finished in soft, muted tones and paired with a beautifully-appointed en suite shower room. The remaining bedrooms are served by a similarly detailed family bathroom, featuring a freestanding slipper bath that lends a sculptural focal point.

Outside, the rear garden has been thoughtfully landscaped to create a series of private, leafy pockets – ideal for dining, reading or simply unwinding. Mature trees edge the plot, offering both dappled shade and seclusion, while the garden itself wraps around to the side, where a versatile garden cabin awaits. With bifold doors, its own climate control system and a flexible open plan interior, the cabin is perfectly suited to use as a home office, studio or family space.

Further practicalities include a double garage, a private driveway parking for four additional vehicles and an electric vehicle charging point..



Location

Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



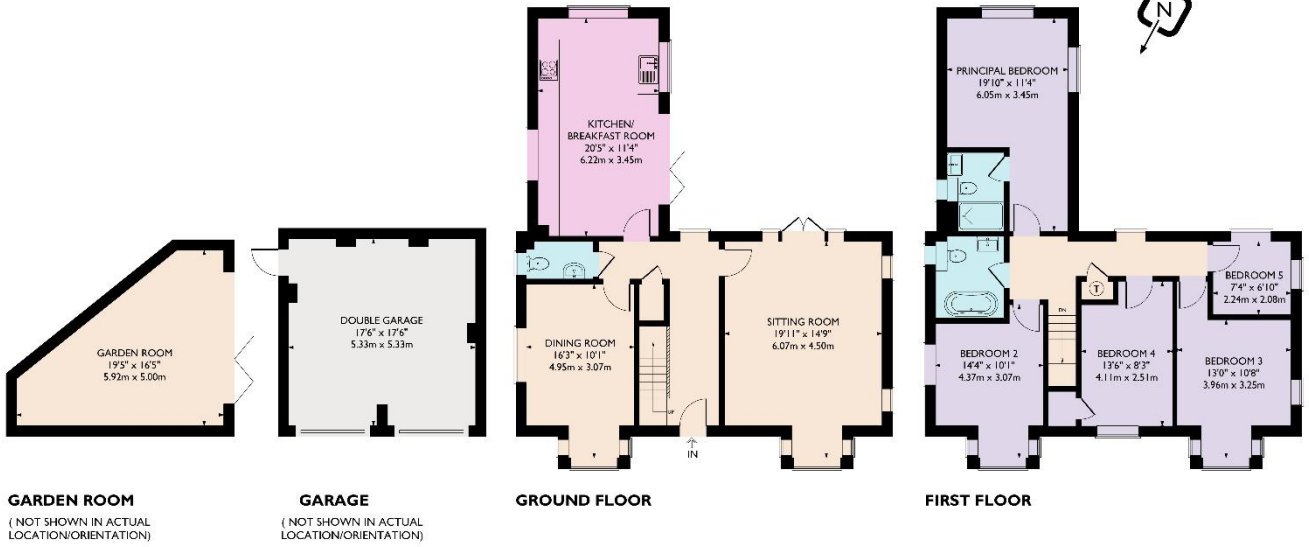
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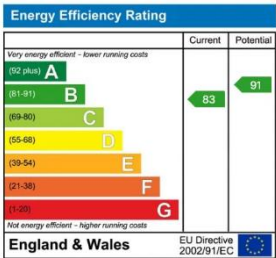


APPROXIMATE GROSS INTERNAL AREA = 1682 SQ FT / 156 SQ M
GARAGE = 306 SQ FT / 28 SQ M
GARDEN ROOM = 229 SQ FT / 21 SQ M
TOTAL = 2217 SQ FT / 205 SQ M



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



Council Tax Band: G

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