






38 ELIZABETH II AVENUE

Berkhamsted, Hertfordshire, HP4 3BF

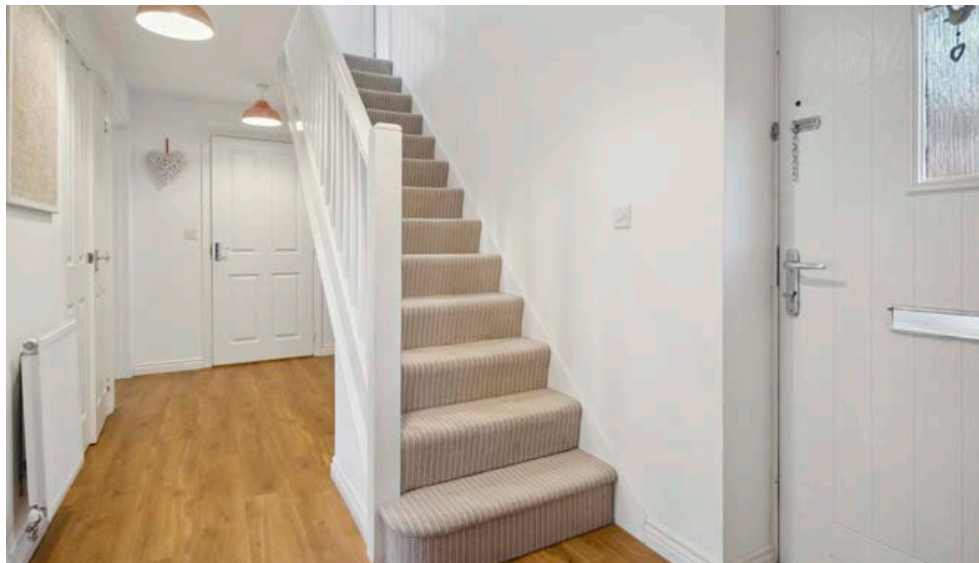


A BRILLIANT FAMILY HOME SITUATED ON THE POPULAR BEARROC PARK DEVELOPMENT.

38 Elizabeth II Avenue is a beautifully presented detached family home, which offers generous and well-presented accommodation throughout.

			EPC
5	3	4	B (83)

Local Authority: Dacorum Borough Council
Council Tax Band: G
Services: Main water, electricity, drainage and gas central heating
Tenure: Freehold
What3Words: ///stump.beginning.trip

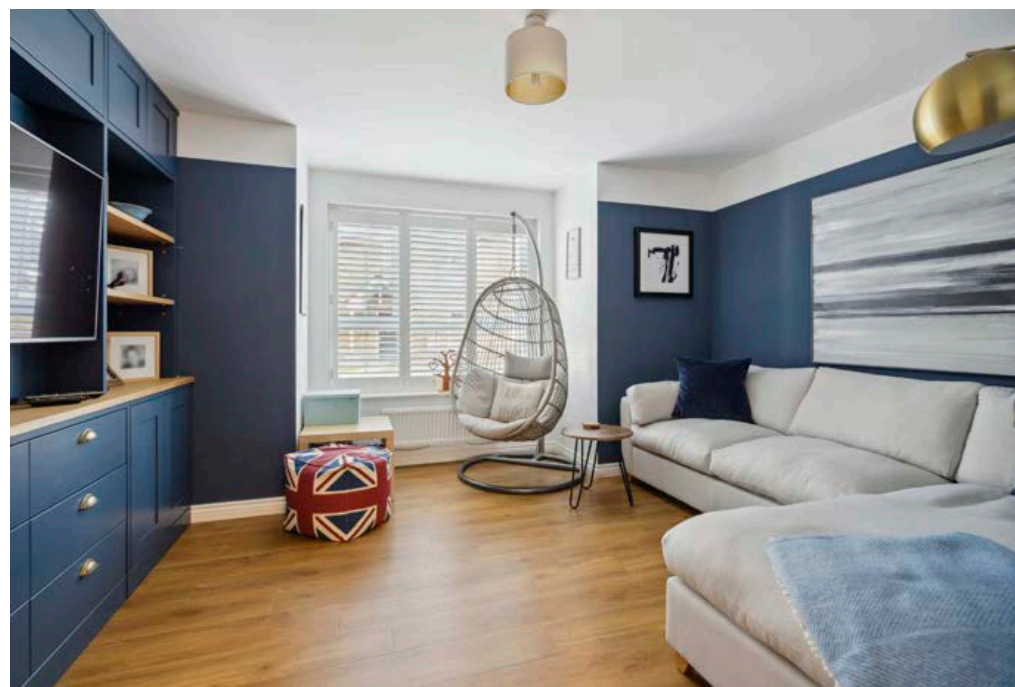


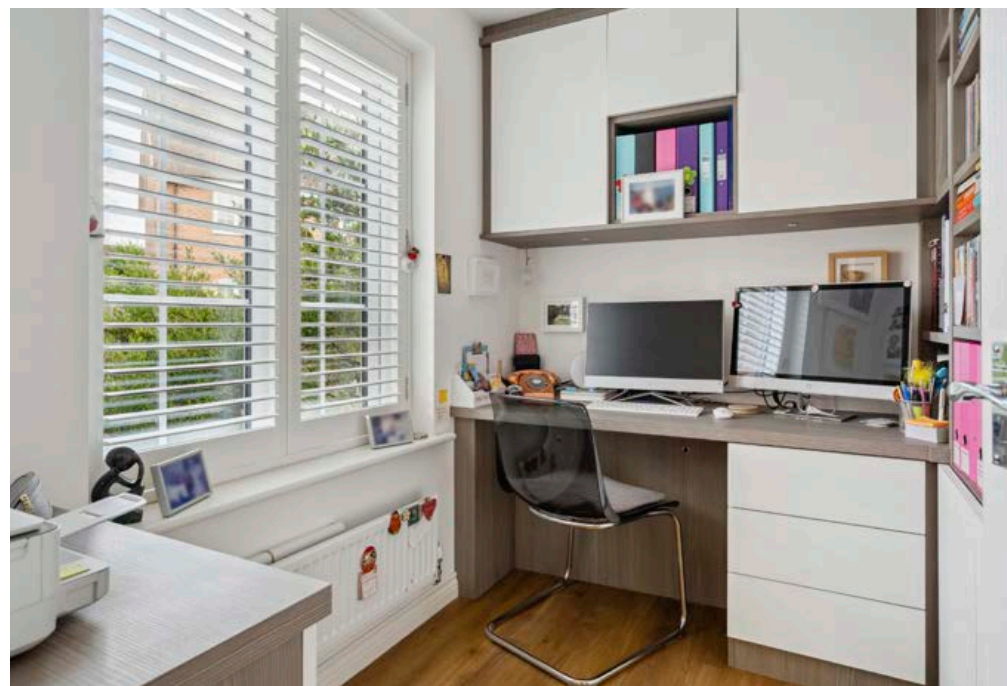
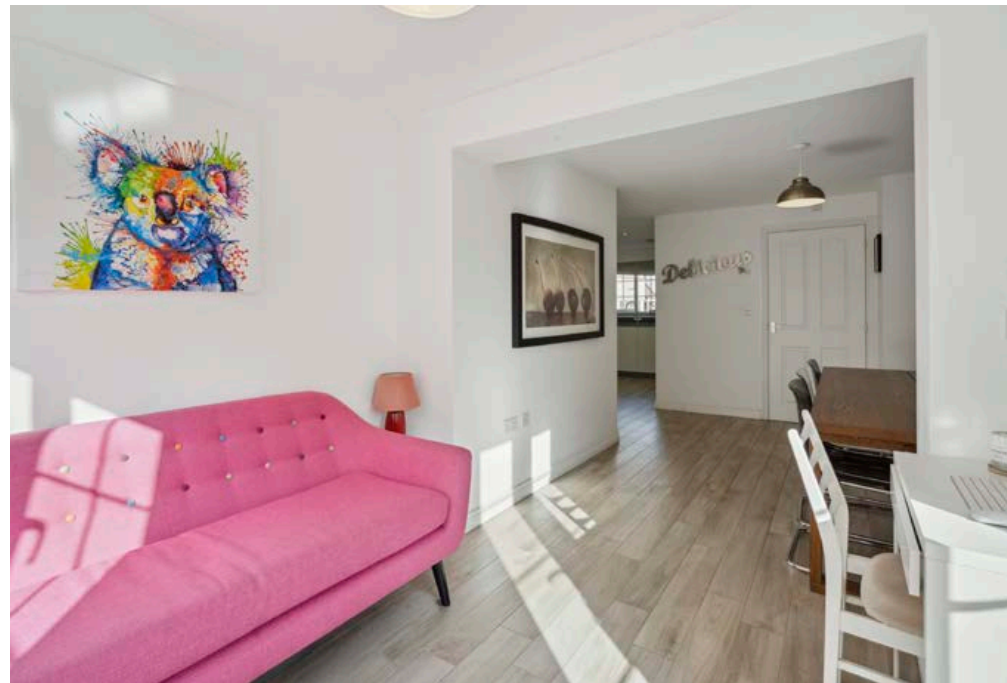
LOCATION

Elizabeth II Avenue is on the Bearroc Park development, which is located off Shootersway in Berkhamsted, and enjoys a convenient edge of town position. Berkhamsted has a wide range of leisure, dining and shopping establishments as well as a railway station, which offers a train connection to London Euston. The area is home to a variety of schooling, both state and independent, including Berkhamsted school – an independent school founded in 1541, which caters for children from nursery through to sixth form.

By road, the A41 is easily accessible, which provides access to Junction 20 of the M25. The wider area is home to an abundance of countryside, with lots to explore, including the Ashridge Estate, which comprises approximately 5,000 acres of National Trust land.

M1 (Junction 8) 9 miles
M25 (Junction 20) 8.6 miles
Berkhamsted Train Station 2.3 miles
Berkhamsted High Street 1.4 miles
(All distances and times are approximate)



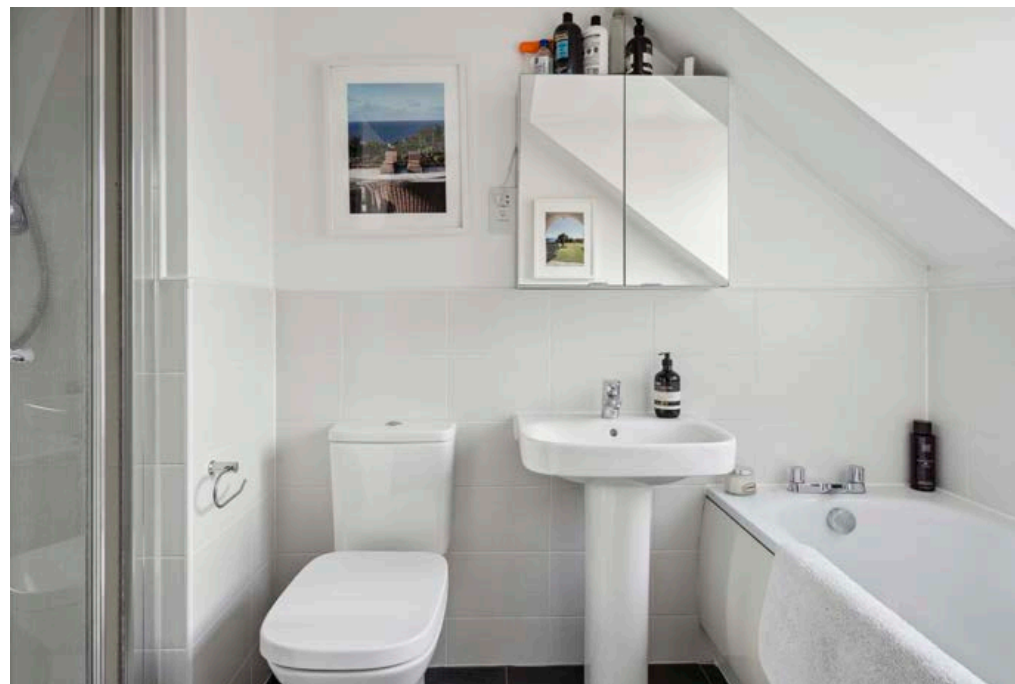
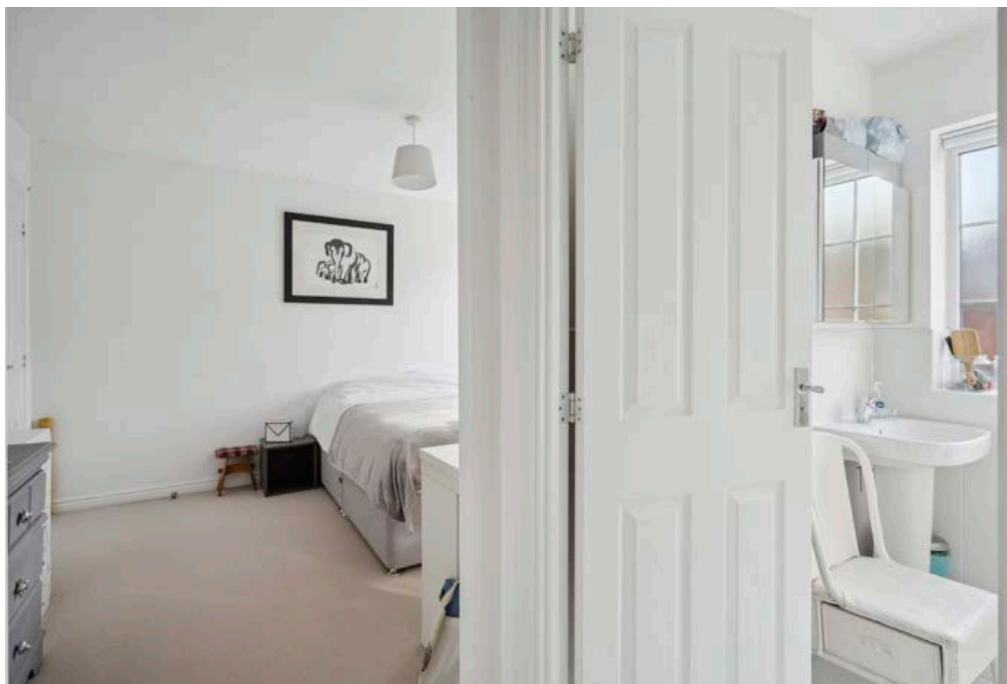
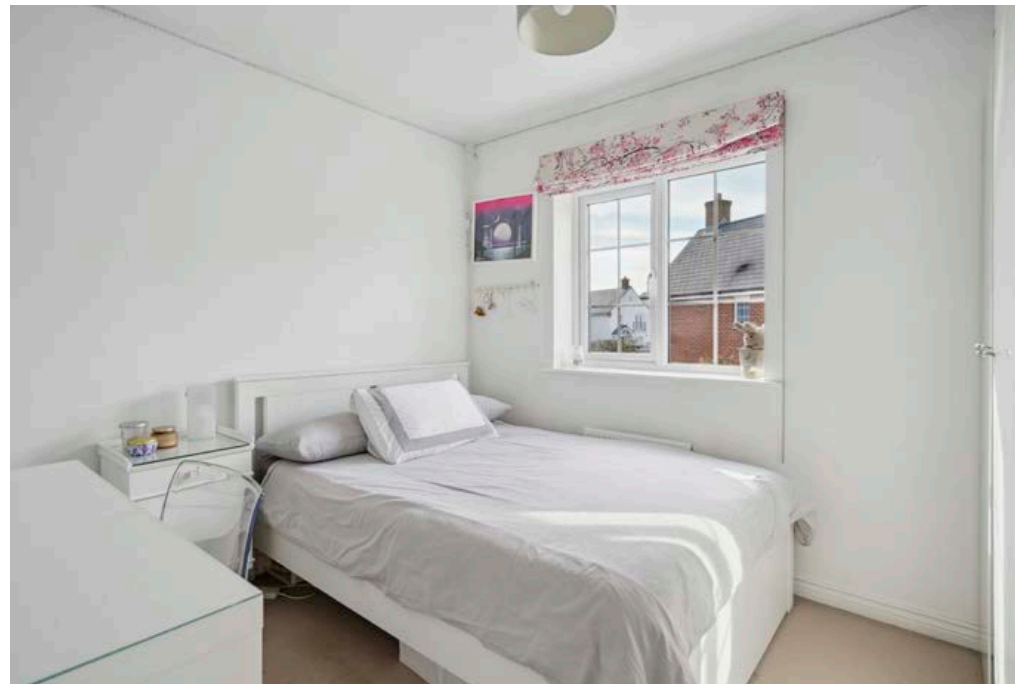
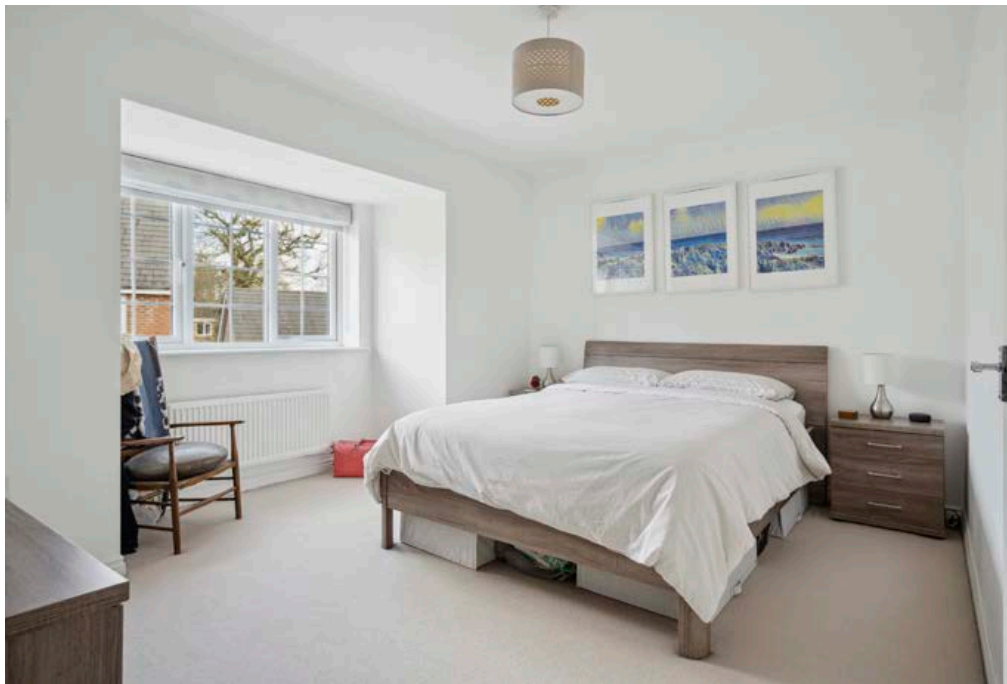


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As you enter the property, you are greeted by a spacious entrance hallway which offers access to much of the ground floor accommodation. There is a study, a lounge with patio doors leading onto the garden, a separate reception room which would make an ideal secondary lounge area or more formal dining space, and a superb semi open-plan kitchen, dining and family room area, which provides access to the garden via patio doors too. To complete the downstairs accommodation, there is a utility area and a downstairs cloakroom.

Upstairs you will find five bedrooms, two of which are en-suite. There is a family bathroom too.

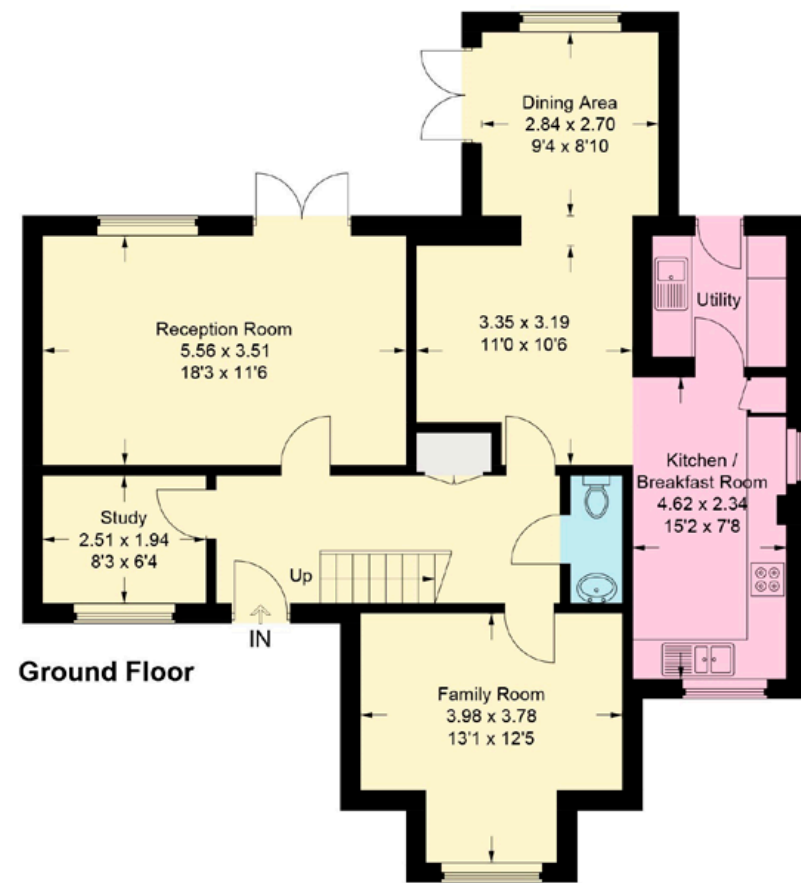
The house presents to a lovely standard throughout and offers ample and versatile accommodation.





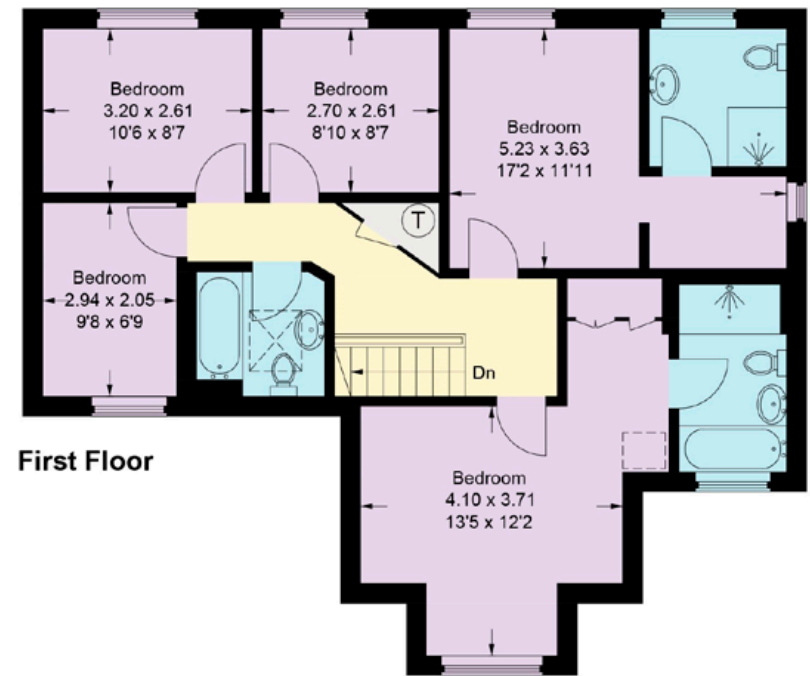
GARDENS & GROUNDS

The garden is a very pleasant space with a large patio area, ideal for al-fresco dining in the warmer months, and a lawned area too. There is a versatile outbuilding, which could be utilised in a variety of ways. The property has the further benefit of off-road parking and a single garage.

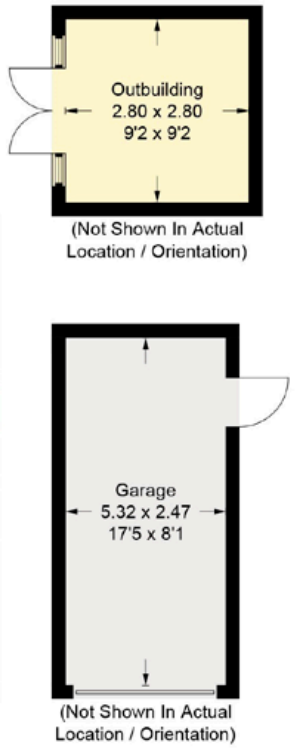


Approximate Gross Internal Area
 Ground Floor: 89.1 sq m / 959 sq ft
 First Floor: 80.0 sq m / 861 sq ft
 Garage/Outbuilding: 20.8 sq m / 224 sq ft
 Total: 189.9 sq m / 2,044 sq ft

= Reduced headroom below 1.5m / 5'0"



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. (ID767266)



We would be delighted
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