



Shootersway Lane  
Berkhamsted



# Shootersway Lane

Berkhamsted

## Offers In Excess Of £1,475,000

entrance hall | living room | dining room | office | family room | kitchen/breakfast room | utility | WC | first floor landing | master bedroom with dressing room & ensuite bathroom | bedroom two with ensuite shower | three further bedrooms | family bathroom | front & rear gardens | driveway parking

A five bedroom detached residence offering excellent family accommodation, situated in a much admired, leafy private side road within walking distance of the town centre.

Generous and versatile reception space includes an impressive 24' living room benefitting from patio doors to the garden, a separate dining room, plus an office and family room. An open-plan kitchen/breakfast room features ample storage with integrated oven and hob, and space for a table and chairs. A separate utility room and a convenient WC complete the ground floor accommodation.

On the first floor, the master bedroom features a dressing room and an ensuite bathroom. Bedroom two also comes with an ensuite shower room. A further three double bedrooms are served by the family bathroom.

Outside, there is the benefit of block-paved driveway parking to the front. The rear garden is mostly laid to lawn with mature borders and hedging.

Shootersway Lane is one of the town's most sought-after addresses and is within easy reach of schools and amenities.

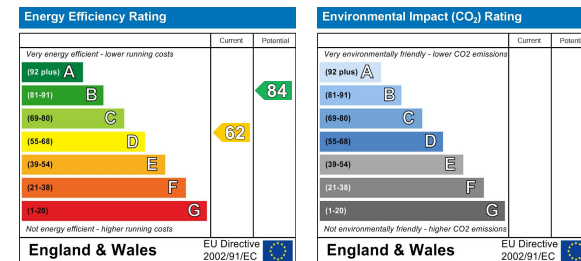
### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band H (Dacorum).

### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and the M25 while the mainline station provides a fast and frequent service to London (Euston).

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