



Shootersway Lane  
Berkhamsted

# Shootersway Lane

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## Offers In Excess Of £1,550,000

entrance hall & cloaks/WC | kitchen/breakfast/family room | living room | office | utility | WC | first floor landing | main bedroom with ensuite shower | second bedroom with ensuite bathroom | three further bedrooms | family bathroom | garage & driveway parking | side & rear gardens

Superbly situated in a leafy private road within walking distance of the town centre, this beautifully presented five bedroom detached family home enjoys versatile accommodation and an established southerly-facing garden.

An impressive open-plan kitchen/breakfast/family room is at the heart of this charming property. Expansive glazing allows natural light to flood in, while bifold and french doors lead out to the terrace. Double doors open through to the living room, which also benefits from french doors to the garden. A dedicated office, a utility room plus WC, and a further cloaks/WC complete the ground floor accommodation.

On the first floor, the master bedroom features a Juliet balcony and a contemporary ensuite shower room. A second bedroom also comes with a modern ensuite bathroom. A further three good-sized bedrooms are served by the family bathroom.

Outside, the delightful gardens wrap around the side and rear, featuring sweeping lawns complemented by mature planting, plus a sunny seating area. There is a garage and ample driveway parking to the front. 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 G (Dacorum).

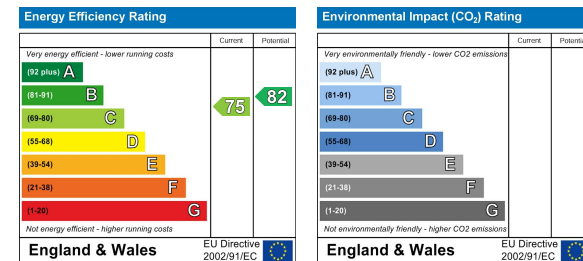
### Situation

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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Total area: approx. 221.7 sq. metres (2386.4 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SOM Studio  
Plan produced using Planity



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