

North East (FRONT) ELEVATION



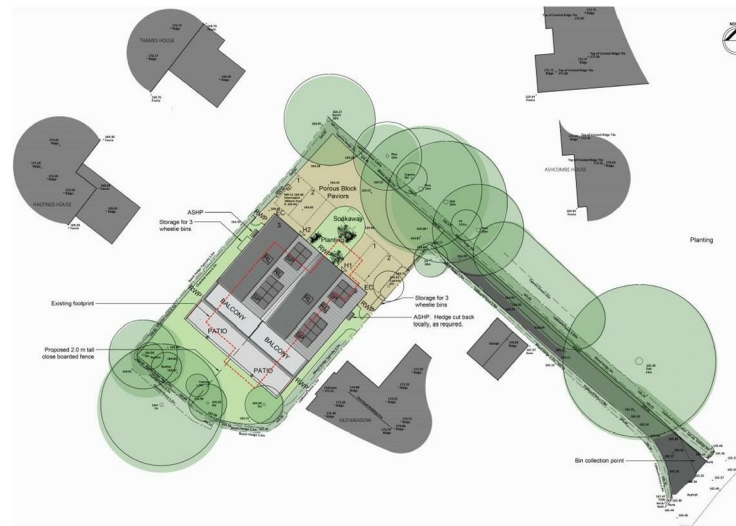
North West (SIDE) ELEVATION



South East (SIDE) ELEVATION



South West (REAR) ELEVATION



Kingshill Way  
Berkhamsted



# Kingshill Way

## Berkhamsted

### Offers In Excess Of £995,000

VIDEO. Rare DEVELOPMENT opportunity for the construction of 1 detached or 2 semi detached dwellings on this private 1/4 acre plot currently with bungalow and garage.

Planning permission is granted for the construction of a pair of 2.5 storey semi-detached contemporary homes each comprising 2,240 square feet (208 m<sup>2</sup>); OR 2,002 square feet (186 m<sup>2</sup>) EXCLUDING integral Garage.

The level plot is accessed by a long private drive off Kingshill Way and is concealed by a line of mature trees to all boundaries.

These stunning contemporary 4 bed, 3 bath Semi-detached family homes have been designed to reflect the local architectural vernacular featuring traditional pitched gable ends front to back featuring rear balconies.

Both properties benefit from rear gardens, 37.7 ft (11.5 m) in length.

The house have been designed to have a high Energy efficient rating with energy efficient lighting throughout, solar panels and air source heat pumps.

The properties would benefit from 3 parking spaces each, including a garage.

#### Situation

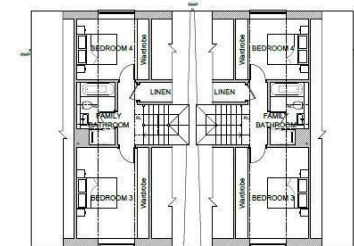
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

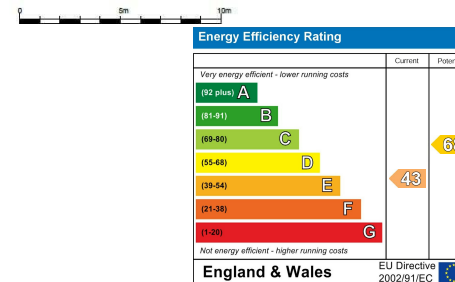


GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



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