



Lane End | Berkhamsted | HP4 3UT
Asking Price £1,750,000



Superbly situated in a secluded private side road, this impressive detached family home offers over 3,000 square feet of contemporary accommodation with the benefit of a south-westerly aspect garden.

Stepping inside, the centrepiece of this beautiful home is a stunning open-plan kitchen/breakfast/family room. Hand-painted bespoke inset cabinetry features a large island plus integrated Miele double oven, induction hob, dishwasher, and a free-standing fridge/freezer. This light-filled room benefits from underfloor heating and offers generous space for informal meals or time with the family, while bi-folding doors create a seamless flow to the garden. The adjoining utility room is a useful addition for busy family life. Reception space includes a large dual-aspect living room featuring french doors opening to the garden, and a study with an outlook to the front. The dedicated dining room is ideal for more formal occasions. A downstairs WC is a practical addition.

A generous double bedroom with ensuite shower is located on the ground floor. This versatile space is currently used as an additional sitting room.

Upstairs, the principal bedroom benefits from an impressive ensuite bathroom, featuring both a walk-in shower and a free-standing bath. A further three good-sized bedrooms are served by the spacious family bathroom. Underfloor heating in both bathrooms adds a touch of luxury.

Outside

The rear garden enjoys a sunny aspect and is designed for easy upkeep. Featuring an attractively paved terrace running across the full width of the property, stepping on to a large area of lawn bordered by mature planting; an ideal setting for both entertaining and relaxing. At the front there's the benefit of a double garage and off-road parking, also the convenience of gated side access through to the rear.

Lane End offers a peaceful, low-traffic setting that's perfect for children to play safely. The town centre and station are within walking distance.

Tenure

Freehold.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band G (Dacorum).

Situation

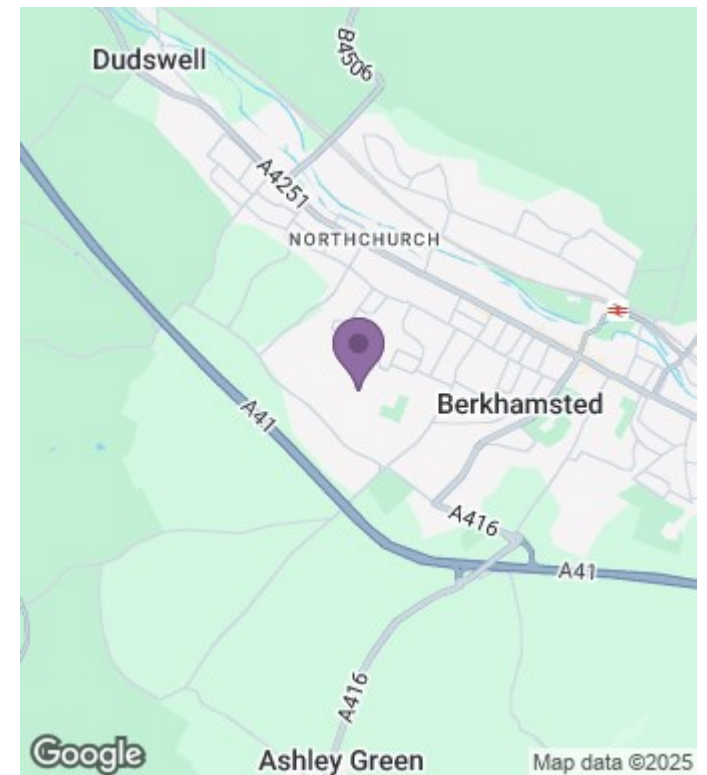
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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

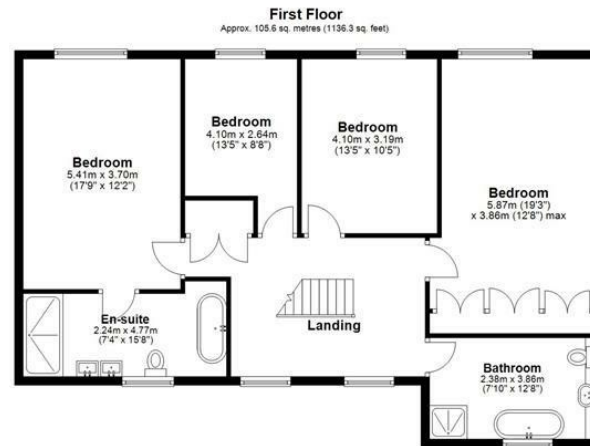
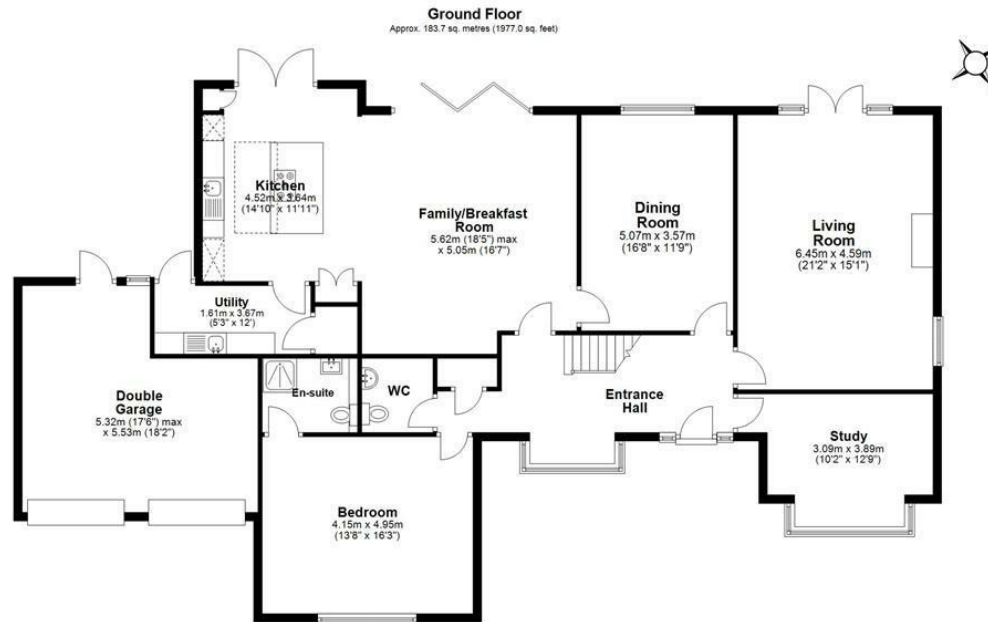






- Premier private road setting
- Contemporary living space
- 3,113 square feet
- Five bedrooms, two with ensembles
- Versatile reception space
- Clean lines throughout
- Southwesterly aspect rear garden
- Double garage & parking
- Walkable to town centre & station
- No onward chain

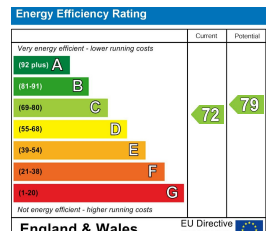




Total area: approx. 289.2 sq. metres (3113.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SHMSTUDIOS
Plan produced using PlanUp 2.

Council Tax Band: G
Tenure: Freehold



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