



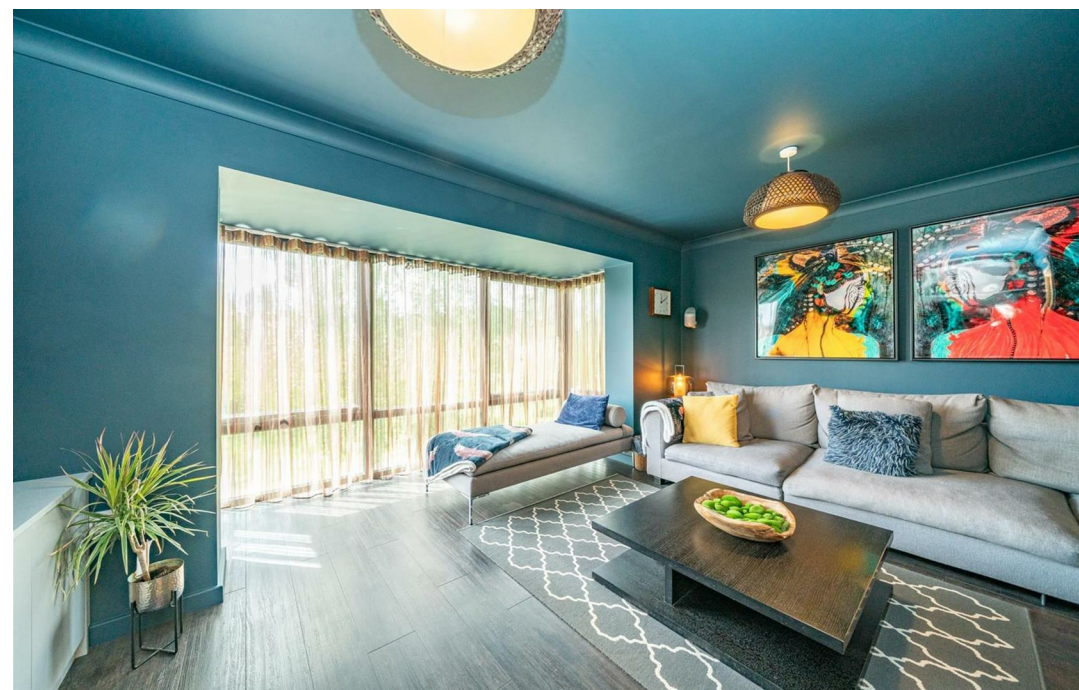
Sheldon Way
Berkhamsted



Offers In Excess Of £1,150,000

open-plan kitchen/dining room | WC | first floor landing | sitting room | two bedrooms | family bathroom | second floor landing | two ensuite bedrooms | third floor bedroom with ensuite | front & rear gardens | double garage | studio/games room

VIDEO. Situated within easy reach of the town centre and mainline station, this contemporary townhouse offers stylishly upgraded accommodation over four floors and further benefits from a double garage and versatile annexe room.





The ground floor of this generous home comprises a 32' open-plan kitchen/dining and family room. Bi-folding doors create a lovely indoor-outdoor connection while underfloor heating adds a touch of luxury; a superb space to spend time with family and friends. Streamlined kitchen cabinetry features a large island plus integrated ovens, hob, and fridge/freezer. A downstairs WC is a useful addition.

The light-filled first floor sitting room benefits from bespoke storage. Two bedrooms are located on this floor, along with the modern family bathroom.

On the second floor there's a generous master bedroom and a further double bedroom, each featuring Juliet balconies, fitted wardrobes, and an ensuite shower. A fifth bedroom on the top floor also comes with a stylish ensuite shower room. All bedrooms benefit from air conditioning.

Outside

To the front, there's an attractive outlook over the River Bulbourne; a rare chalk stream.

The rear garden is designed for easy upkeep and includes a choice of seating areas plus child-friendly artificial turf. Stairs lead to a versatile space above the double garage; perfect for a creative studio, a quiet home office, or a fun games room for the family.

Tenure

Freehold.

Service charge c. £600 every 6 months.



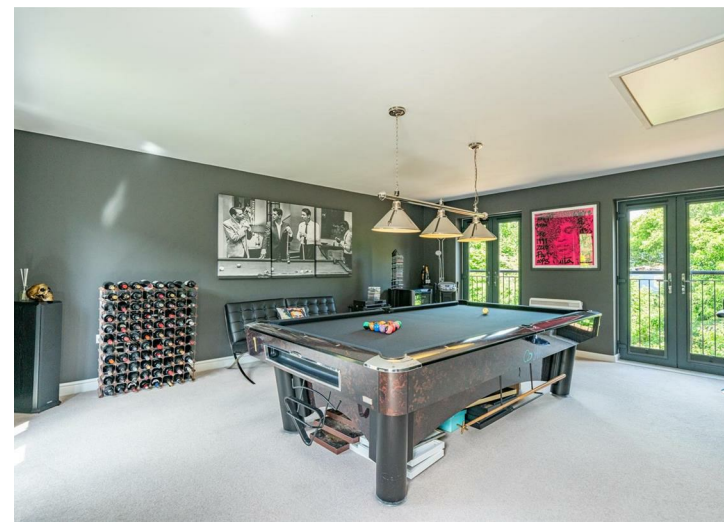
Services

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

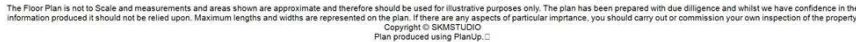
Council tax band F (Dacorum).

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).



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Berkhamsted



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - low running costs</i> (92+plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		75	82
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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.

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