



Whitewood Road | Berkhamsted | HP4 3LJ
Offers In Excess Of £1,275,000



A beautifully presented four bedroom detached family home offering bright, contemporary living space and driveway parking in a sought-after location close to schools and within easy reach of the town centre and mainline station.

Light-filled and welcoming throughout, the ground floor begins with an entrance hall leading to a versatile study and a convenient downstairs shower room. The heart of the home is the lovely kitchen/breakfast/dining room, thoughtfully designed and fitted with integrated appliances, perfect for everyday family life and entertaining alike. A double aspect living room enjoys an abundance of natural light and opens directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the first floor offers four well proportioned bedrooms. The principal bedroom features a vaulted ceiling, walk in wardrobe and a stylish ensuite, while the remaining bedrooms are served by a modern family bathroom.

This is a wonderful family home combining space, comfort, and a fantastic location, ideal for modern family living.

Outside

Outside, a patio area to the rear leads to a generous wrap around landscaped garden, mainly laid to lawn and perfect for children, pets, or summer gatherings. To the front of the property, a substantial paviour driveway offers ample off road parking.

Tenure

Freehold.

Services

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

Fibre broadband.

Council tax band E (Dacorum).

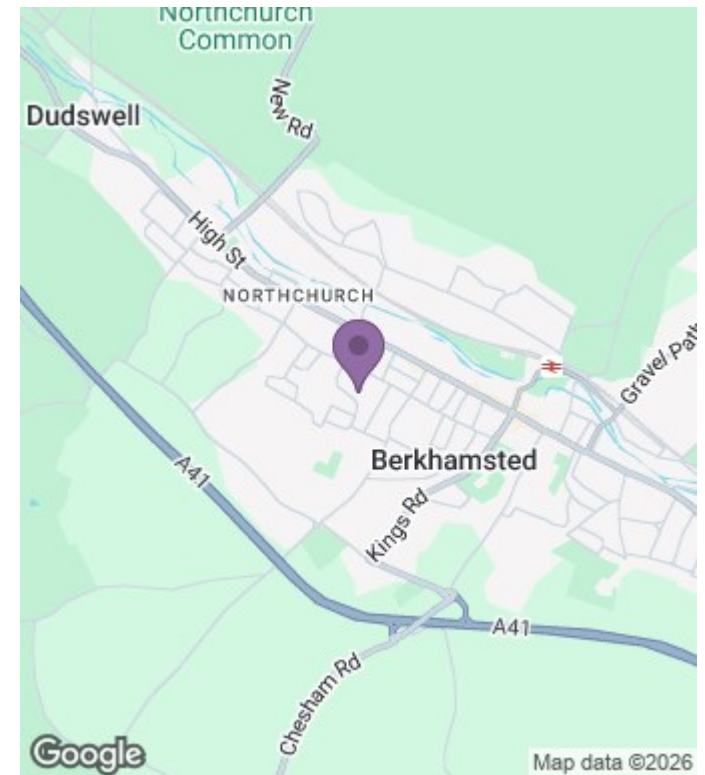
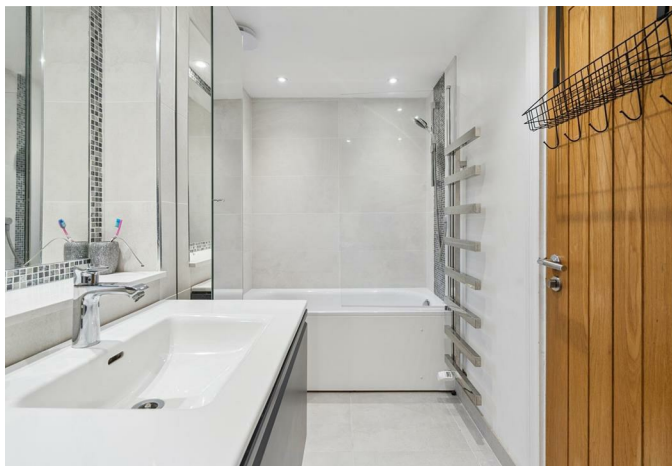
Situation

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).

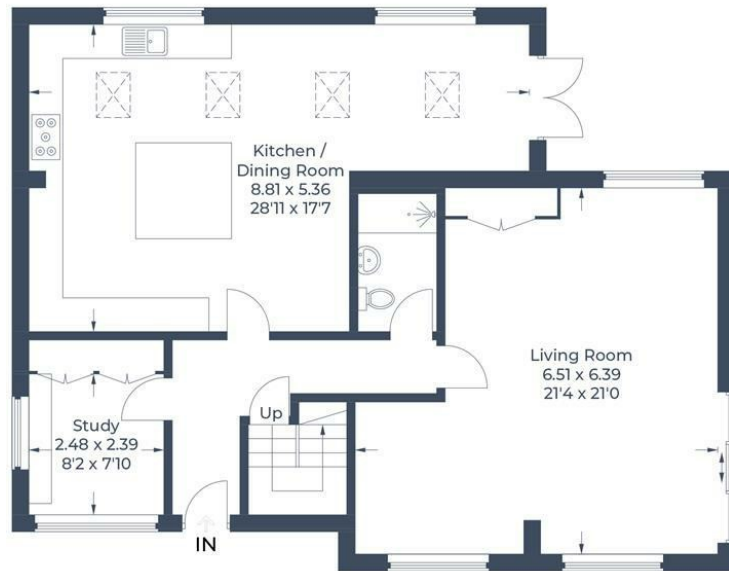




- Detached family home
- Stylish open plan kitchen/breakfast/dining room
- 21' spacious living room with playroom area
- Separate study
- Four bedrooms (one ensuite)
- Off street parking
- Cul de sac location
- Close to amenities



Approximate Gross Internal Area
 Ground Floor = 102.1 sq m / 1,099 sq ft
 First Floor = 75.6 sq m / 814 sq ft
 Total = 177.7 sq m / 1,913 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Council Tax Band:
 Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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