



Gilbert Way
Berkhamsted

Offers In Excess Of £1,250,000

reception entrance hall | family room | WC/cloakroom | utility room | open plan kitchen/breakfast/ dining & living room | bedroom five with ensuite/large study | first floor landing | master bedroom/dressing room/ensuite | three further double bedrooms | family bathroom | garden | driveway

VIDEO TOUR. A luxury, newly designed five bedroom detached home with outstanding open plan layout offering an exceptional modern finish throughout, perfect for contemporary family living. **NO CHAIN.**

The impressive reception hallway with an oak stair case leads to the family room, bedroom five/study and the outstanding kitchen/breakfast/dining and family room. The quality rustic oak engineered flooring flows through to the exceptional family kitchen and principal living area.

The fully fitted matt grey kitchen features a large island with complementary quartz work tops, hot tap, and brand new AEG appliances. The living area features sliding doors to the rear and a Truflame LED fire with remote control.

On the first floor the master suite comprises bedroom, dressing room and new en suite with newly fitted luxury carpets to all bedrooms.

Outside the gardens are all landscaped with new turf. To the front there is a large driveway laid with new Oxford shingle.

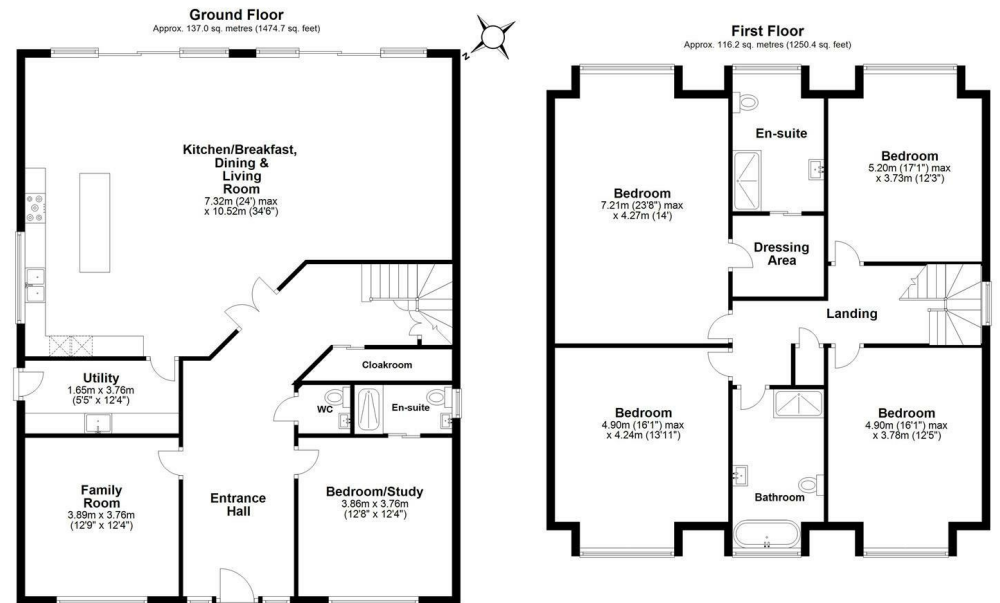
Services

Brand new heating system comprising Vaillant gas boiler & HIVE smart heating controls. Mains water, electricity and drainage.

Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst 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.



Total area: approx. 253.2 sq. metres (2725.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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