



Gilbert Way
Berkhamsted

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Offers In Excess Of £1,200,000

entrance hall | home office/study | sitting/cinema room | WC | kitchen/breakfast/dining/living room | utility/cloaks/boot room | first floor landing | master bedroom with ensuite shower room | bedroom two with ensuite | three further bedrooms | family bathroom | garage | garden | driveway

VIDEO TOUR: An outstanding five bedroom detached home with impressive contemporary layout ideal for modern day family living located in a convenient cul de sac within the town.

A generous hallway leads into a stunning open-plan kitchen/dining/living and family room with expansive glazed sliding doors giving access out to the garden. The kitchen features contemporary units with integrated dishwashers, Neff ovens, induction hob, Grohe boiling water tap and wine fridge, and further benefits from underfloor heating. There is a spacious utility/boot room providing useful additional storage. The impressive ground floor accommodation is completed by a high-spec cinema room, a home office, and a WC.

On the first floor, the master bedroom includes a stunning ensuite shower room. Bedroom two also comes with an ensuite shower room. There are a further three bedrooms and a stylish family bathroom. All bathrooms benefit from underfloor heating.

Outside, there is a single garage and off-road parking for several vehicles to the front. The attractive rear garden includes an elevated paved terrace with the remainder mainly laid out lawn.

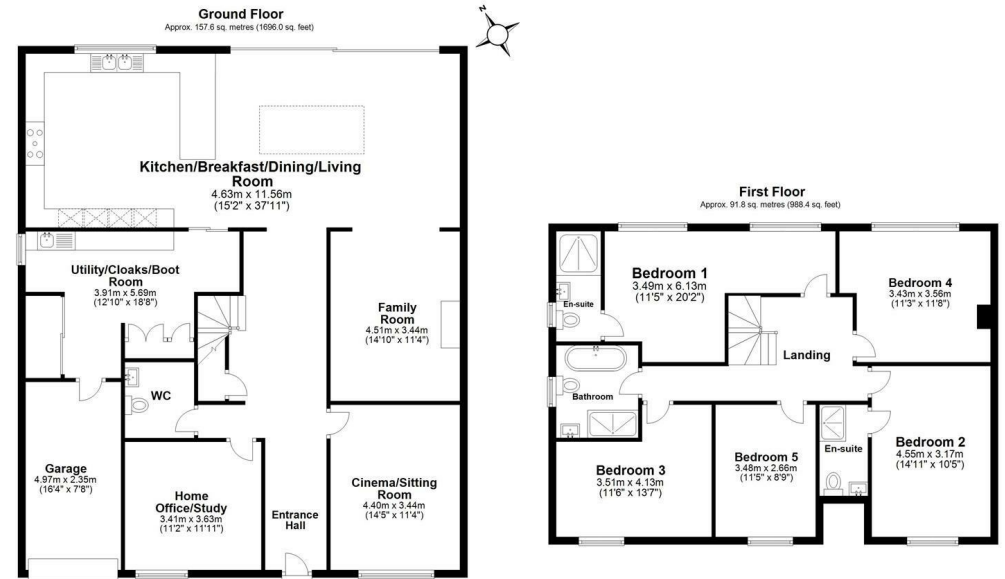
Services

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

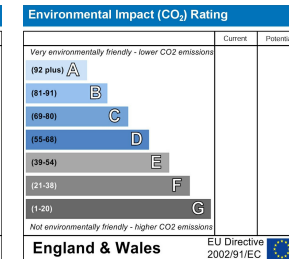
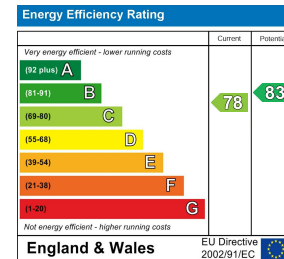
Situation

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).

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Total area: approx. 249.4 sq. metres (2684.4 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using Planity.



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

