



The Tree House
Shootersway Lane | Berkhamsted | Hertfordshire



The Property

A spacious four bedroom, three reception room detached family home offering over 2,400 sq ft of accommodation and superb potential to extend (STPP). The Tree House is situated on a desirable private road in the popular market town of Berkhamsted.

Ground Floor

- Sitting room
- Dining room
- Study
- Kitchen
- Utility room
- Separate cloakroom

First Floor

- Principal bedroom with en suite bathroom
- Three further bedrooms
- Family bathroom
- Separate shower room

Outside

- Double garage
- Ample driveway parking
- Mature rear garden



Situated in a popular private road, The Tree House offers a fantastic opportunity to extend (STPP). On the ground floor the three principal reception rooms and kitchen are all accessed from the hallway. The well proportioned living room is light and benefits from a fireplace and glass sliding doors which lead out onto the terrace. The dining room is equally well proportioned with glass sliding patio doors providing access onto the mature rear garden. The kitchen is light and leads to the good sized utility room which benefits from additional storage and offers access to the rear and side of the property. On the ground floor there is also a useful study with access to the integral double garage. On the first floor there are four double bedrooms including the principal bedroom with built in wardrobes and en suite bathroom. There is also a family bathroom and additional shower room. Outside there is a terrace and beyond is a lawn with an array of attractive shrubs and hedges. A large driveway offers ample parking with access to the double garage and side access to the rear garden.





There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.



There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.



EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.