



Anglefield Road  
Berkhamsted | Hertfordshire

FINE & COUNTRY





## The Property

A detached three bedroom, four reception room home situated on one of Berkhamsted's most desirable roads with a south facing rear garden. The property also has planning permission to convert the loft into additional accommodation.

## Ground Floor

- Entrance hall
- Spacious dual aspect sitting room
- Open plan kitchen/ dining room
- Study
- Family room
- Gym
- Utility room

## First Floor

- Principal bedroom with en-suite
- Two double bedrooms
- Family bathroom

## Outside

- South facing rear garden
- Substantial home office with en-suite and kitchenette
- Driveway parking





A handsome family home which has been updated and improved by the current owners with the added benefit of planning permission to extend further into the loft. The sitting room is flooded with natural light whilst the adjacent study benefits from the large bay window to the front aspect. The open plan kitchen/ dining room is the perfect place to entertain family and friends and with a walk in pantry offering excellent additional storage. This spacious room enjoys views onto the garden and bi-fold doors lead onto a large terrace. There are two further reception rooms currently used as a family room and gym. On the first floor the principal bedroom is en-suite and there are two further bedrooms and a family bathroom. Outside there is a fantastic home office with a shower room and kitchenette with the added benefit of heating and air conditioning so this superb addition to the property can be utilised all year round. This large space is ideal for anyone running a business from home and can double up as guest accommodation as and when required. The garden has a sizeable lawn with flower beds to the borders and a large shed offering excellent storage. To the front there is ample driveway parking.





## The Area



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



Mainline fast rail service from Berkhamsted to London Euston approx 34. mins.



Superb choice of shopping from independent and High Street brands with supermarkets including Waitrose, M&S Food Hall and Tesco.



Excellent road links with direct access to the A41 and then onto M25 and M1 respectively.

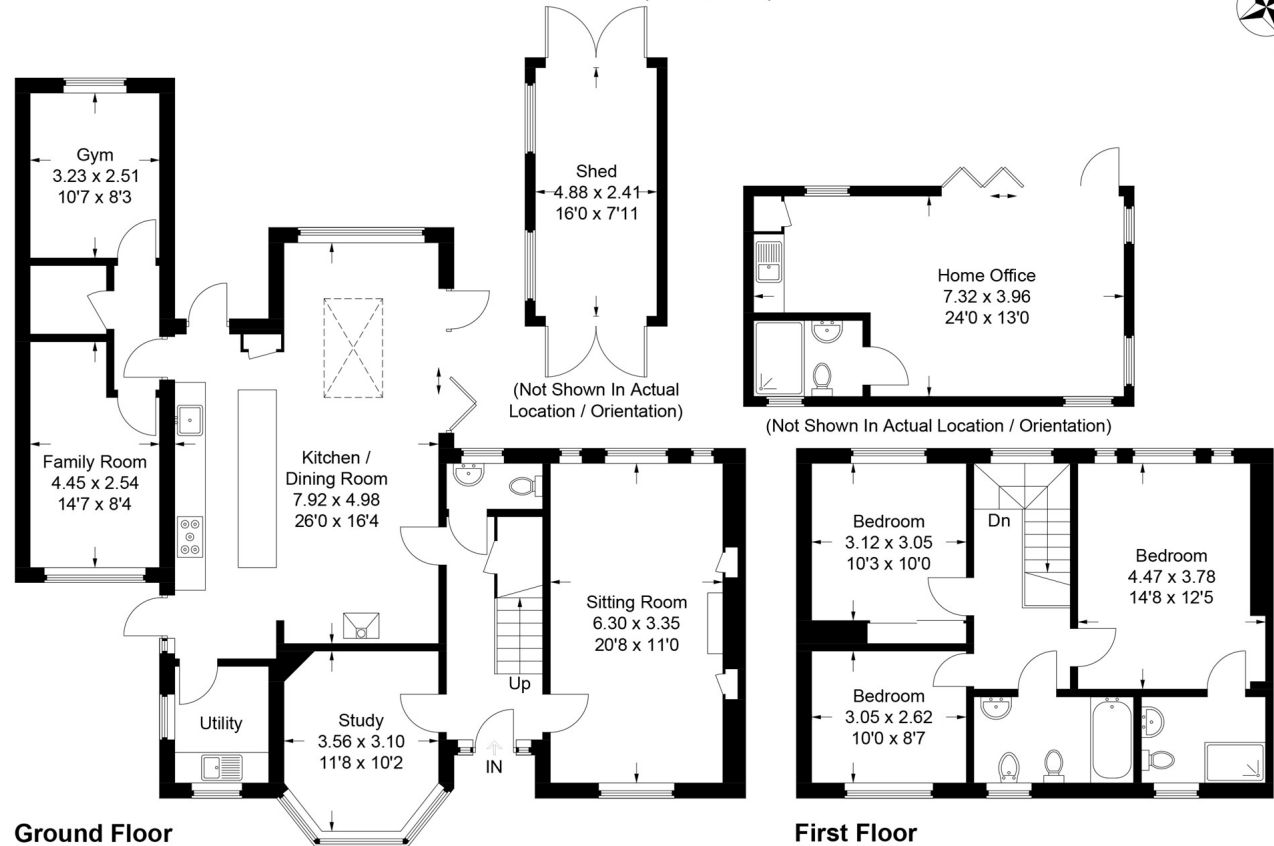


A wide range of sporting and recreational facilities including football, rugby, tennis, squash, golf, cricket and walking, cycling or riding in Ashridge Forest.



You are spoilt for choice when it comes to places to dine out with numerous bistros, coffee shops, restaurant and pubs to choose from.

Approximate Gross Internal Area  
 Ground Floor = 113.5 sq m / 1,222 sq ft  
 First Floor = 56.4 sq m / 607 sq ft  
 Outbuilding = 40.6 sq m / 437 sq ft  
 Total = 210.5 sq m / 2,266 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**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.