



Rosebank  
Doctors Commons Road | Berkhamsted | Hertfordshire



## The Property

A spacious four bedroom home presented in good condition and situated on one of Berkhamsted's most desirable roads within easy reach of the town centre and mainline station.

## Ground Floor

- Enclosed porch leading into the entrance hall
- Substantial sitting room with feature fireplace and bay window
- Study / family room
- Kitchen / dining room
- Separate utility
- Cloakroom

## First Floor

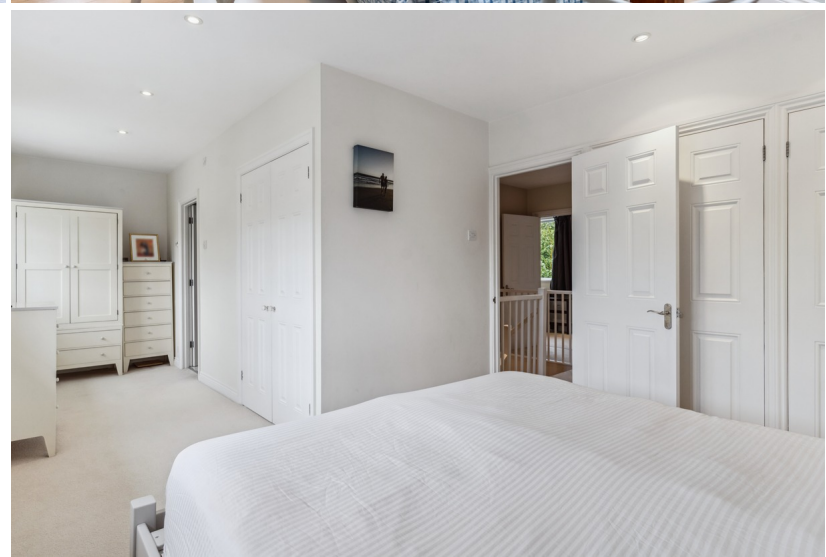
- Master bedroom with en-suite
- Guest bedroom with en-suite
- Two further double bedrooms
- Family bathroom

## Outside

- Driveway parking for numerous vehicles
- Access to garage
- Rear garden with 6m tidal pool



Rosebank is a superb four bedroom detached home situated in one of the town's most desirable roads. The property offers excellent accommodation with two generously proportioned reception rooms and four double bedrooms, two of which are en-suite. The sitting room is of particular note, measuring approx 6.15m x 3.96m wall to wall. This vast room has a bay window ensuring plenty of natural light floods the room and gas fireplace providing a central focal point. The study is also spacious and could be utilised as a family room should one not require a study. The kitchen is open plan to the dining area, an ideal space for entertaining family and friends. On the first floor, the master bedroom has fitted wardrobes and an en-suite shower room. There is another double bedroom with en-suite and two further double bedrooms and the bathroom. The current owners have carried extensive works to the rear garden transforming it into a delightful and useable space which can be enjoyed by all the family, including a 6m tidal pool. The driveway offers ample parking and the garage completes the accommodation. Doctors Common Road is considered to be one of the most desirable roads in Berkhamsted offering easy access to the High Street and mainline railway station.





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: B**

**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.

