



Sherbrooke
Anglefield Road | Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

A detached four bedroom, three reception home which would benefit some modernising, situated in a prime location within the desirable market town of Berkhamsted. The property is ideally located for local schools and access to the High Street and mainline station.

Ground Floor

- Entrance hall
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Utility room
- Cloakroom

First Floor

- Principal bedroom with en-suite
- Three double bedrooms
- Bathroom

Outside

- Driveway parking for two vehicles
- Double garage
- Attractive rear garden



Sherbrooke is a well proportioned detached four bedroom home offering an excellent opportunity to on one of Berkhamsted's most favoured roads. The entrance hall leads through to the three reception rooms, the sitting and dining room are interlinked via double doors, the sitting room with a large window to the front and fireplace and the dining room with French doors to the garden. The study is perfectly positioned away from the main reception space where one can work in a peaceful corner of the house. The kitchen overlooks the rear garden and provides access to the utility room. Completing the ground floor accommodation, there is a cloakroom and access into the integral double garage which could also be converted into additional accommodation if preferred. On the first floor, the principal bedroom is an excellent size with en-suite and fitted wardrobes and there are three further double bedrooms, all of which have fitted wardrobes and a family bathroom. The house has potential to extend STP depending on individual requirements. To the front of the property there is a mature hedging offering a good degree of privacy and the driveway provides parking for two vehicles with the option to create more.





The Area



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



Mainline rail service from Berkhamsted to London Euston approx 32 mins.



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



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

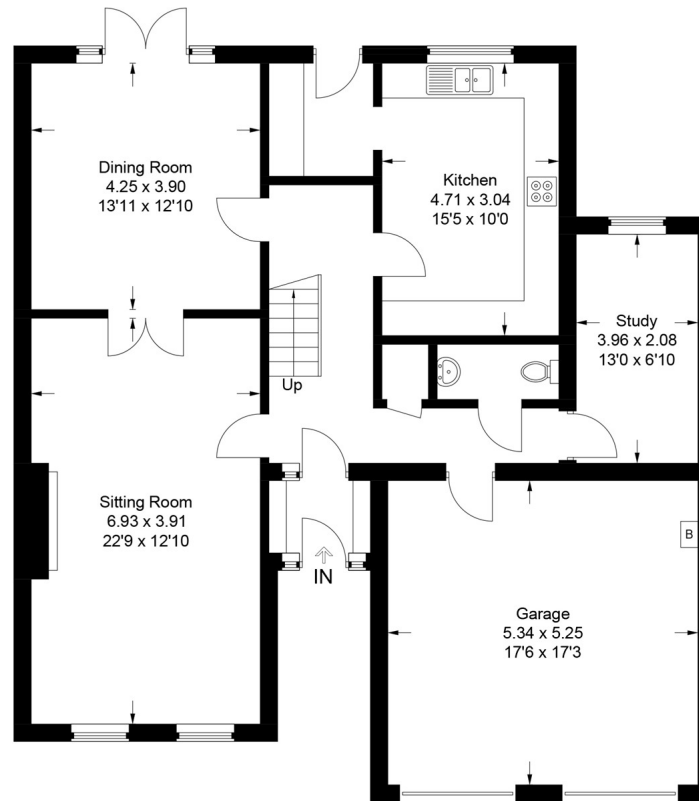


A wide range of sporting and recreational facilities including tennis, cricket, football, rugby and golf clubs and fine countryside for walking, cycling and horse riding.

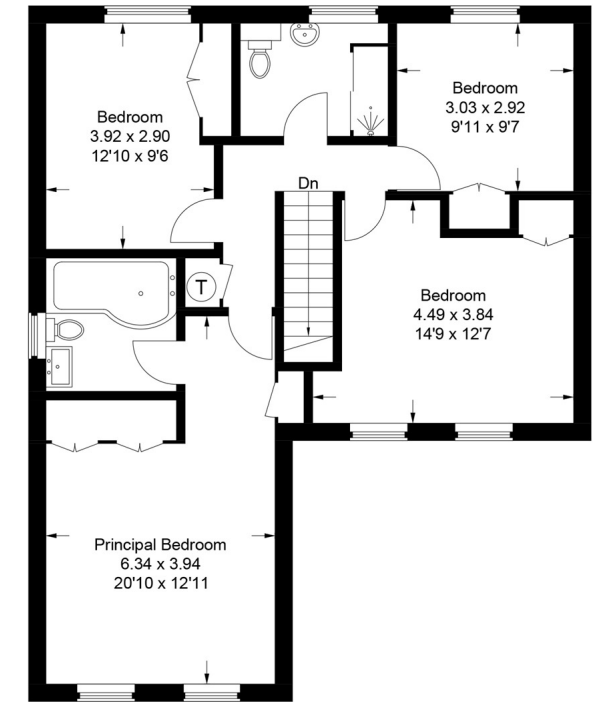


There is an excellent choice of places to dine out with many restaurants, pubs and bistros along the High Street.

Approximate Gross Internal Area
 Ground Floor = 123.6 sq m / 1330 sq ft
 First Floor = 80.6 sq m / 867 sq ft
 Total = 204.2 sq m / 2,197 sq ft



Ground Floor



First Floor

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.