



131 Cross Oak Road  
Berkhamsted | Hertfordshire

FINE & COUNTRY



## The Property

An attractive and immaculately presented five bedroom, three reception room home offering over 3,000 sq.ft of accommodation and situated on a generous plot with driveway parking and garage.

## Ground Floor

- Entrance hall
- Kitchen/dining/family room
- Sitting room
- Study
- Utility and separate boot room
- Cloakroom

## First Floor

- Principal bedroom with ensuite
- Guest bedroom with ensuite
- Three double bedrooms with storage
- Spacious family bathroom

## Outside

- Mature and private south-east facing garden
- Ample driveway parking
- Integral garage



The current owners have extended, remodelled and fully refurbished this home to an excellent standard resulting in a light, spacious and contemporary interior that is ideal for modern family life. The welcoming and spacious entrance hall leads to all principal rooms on the ground floor. The large study to the front aspect is flexible to multiple uses, with a door leading to the integral garage. The sitting room with feature fireplace and built in media wall has sliding doors to the patio and garden beyond. Double doors lead from the hall to the impressive kitchen/dining/family room with two sets of sliding doors to access the garden. The kitchen is well appointed with a modern range of eye and base level units with integrated appliances, larder cupboard and a central island with seating area. There is ample space for a dining table and chairs and an additional soft seating area making this room the ideal space in which to entertain or gather as a family. Conveniently, a door leads from the kitchen into an extremely practical boot room with plenty of storage for coats and boots and a door to the front of the house providing easy access when coming in with shopping, children and dogs! A spacious utility is adjacent with additional storage and worktop space. A cloakroom completes the downstairs accommodation. To the first floor all five bedrooms are an excellent size; the principal room has built in wardrobes and a stylish ensuite shower room. The guest bedroom to the front of the property is also ensuite, whilst three further double bedrooms, all with storage, are serviced by an impressive family bathroom with freestanding tub and separate shower. Outside, the property is approached via a gravel driveway offering ample parking leading to the integral garage. The rear garden is mature and private with a level lawn, trees and shrubs to the borders and a patio area.



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.

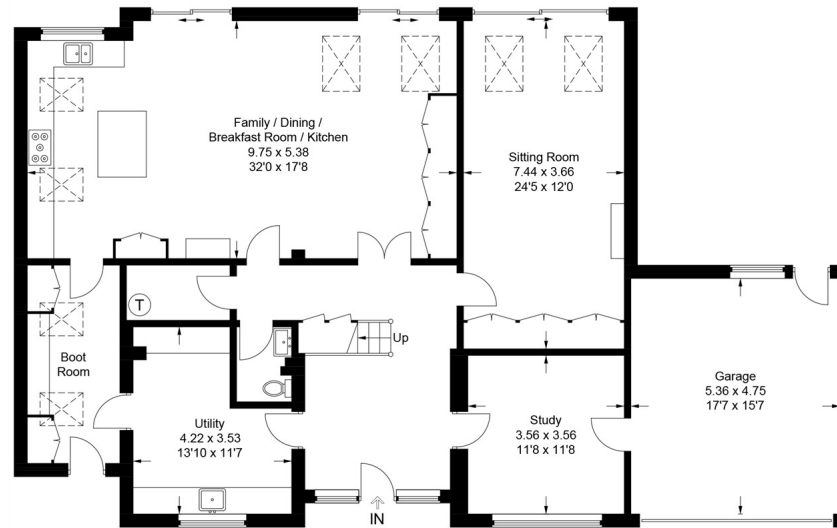


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

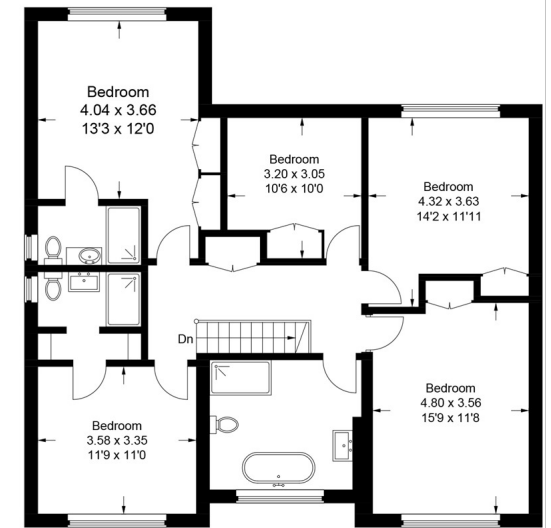
**EPC Rating: C**

**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.

Approximate Gross Internal Area  
 Ground Floor = 173.3 sq m / 1,865 sq ft  
 First Floor = 106.2 sq m / 1,143 sq ft  
 Total = 279.5 sq m / 3,008 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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