



9 Queens Road  
Berkhamsted | Hertfordshire

FINE & COUNTRY





## The Property

A stunning fully renovated Victorian period home, situated on a highly sought-after street. A no-expense-spared approach by the current owners has created a stunning, 'one of a kind' family residence rich with high-end finishes, character features and modern amenities – such as underfloor heating, sash double glazing, Smart Zonal Heating and home studio space.

## Ground Floor

- Entrance hall
- Sitting room with bay window and media wall
- Dining room
- Kitchen/family room
- Cloakroom

## First Floor

- Two double bedrooms
- Family bathroom
- Laundry space for washer & dryer

## Second Floor

- Principal bedroom with ensuite
- Double bedroom
- Eaves storage

## Outside

- Landscaped garden to lawn
- Two patio areas
- Detached garden office/store with high speed broadband





The welcoming entrance hall leads to an attractive sitting room with feature sash bay window to the front aspect – incorporating a sleek media wall and custom storage. The dining room is part divided by a feature Crittall style partition, with French doors to the private courtyard and side access. This space flows seamlessly with oak parquet flooring, to the heart of the home. An expansive kitchen/family room, a show-stopping space filled with natural light, vaulted ceilings, Velux windows, and large modern sliding doors leading to a beautifully landscaped, west-facing 100m garden beyond. The high-end, in-frame kitchen includes extensive storage, top of the range Neff appliances, Quooker hot/filtered tap, ample quartz worktop space and a large entertaining island with induction hob and extractor. This space has a real wow factor, featuring u/floor heating throughout, highly flexible and ideal for entertaining or relaxed family gatherings. A cloakroom with u/floor heating completes the downstairs accommodation. Rising to the first floor you'll find two spacious double bedrooms, one with floor-to-ceiling wardrobes, and a beautifully designed family bathroom, with separate laundry space. The loft conversion has been cleverly transformed to accommodate a spacious principle top floor suite with ensuite shower room, fitted wardrobes and Juliet balcony as well as a second double bedroom with unique angled feature window offering views over the rear garden. The west-facing private garden is beautifully landscaped with lush lawns, a sun-drenched patio, and a terrace ideal for alfresco dining and evening BBQs in the sun. To the very rear of the plot is a stunning Scandinavian-style garden studio and mezzanine which is perfect as a home office, gym, or creative space, adding to the properties uniqueness and flexibility. This remarkable home is a rare find, offering impeccable style, unmatched comfort, and a seamless blend of character and modern convenience.







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.

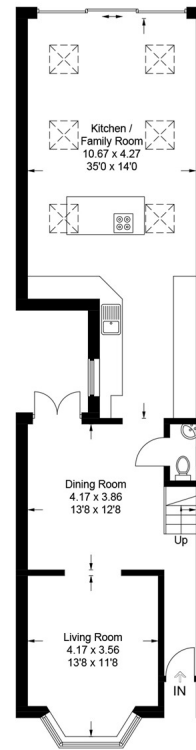


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

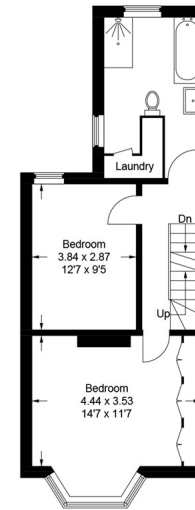
**EPC Rating: C**

**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.

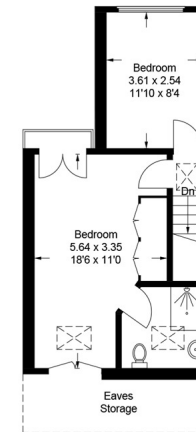
Approximate Gross Internal Area  
 Ground Floor = 76.0 sq m / 818 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Second Floor = 34.7 sq m / 373 sq ft  
 Outbuilding Ground Floor = 25.6 sq m / 275 sq ft  
 Outbuilding First Floor = 11.1 sq m / 119 sq ft  
 (Including Mezzanine Level)  
 Total = 193.2 sq m / 2,078 sq ft



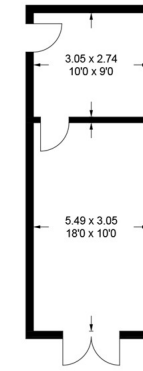
**Ground Floor**



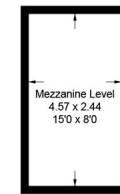
**First Floor**



**Second Floor**



**Outbuilding - Ground Floor**  
 (Not Shown In Actual Location / Orientation)



**Outbuilding - 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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