



2 Hockeridge View
Berkhamsted | Hertfordshire



The Property

A well presented four bedroom detached home offering superb accommodation across two floors and situated on a generous, southerly facing plot in a secluded close.

Ground Floor

- Entrance hall
- Sitting room
- Family room
- Study
- Kitchen & breakfast room
- Conservatory
- Utility room

First Floor

- Principal bedroom with en-suite and fitted wardrobes
- Guest bedroom with en-suite and fitted wardrobes
- Two further double en-suite bedrooms

Outside

- Driveway parking
- Detached double garage
- Excellent size rear garden



A superb four en-suite bedroom, five reception room home offering superb accommodation and with the potential to extend STP. The spacious and welcoming entrance hall leads through to all of the principal reception rooms. The sitting room is of particular note being dual aspect, flooded with natural day light and an excellent size. The kitchen has ample storage with integrated appliances including two single ovens, microwave, wine fridge and dishwasher. The breakfast room is semi-open plan to the kitchen which in turn leads through to the conservatory. Completing the ground floor accommodation, there is a study, family room, cloakroom and utility room. On the first floor, the principal bedroom has a generous en-suite and built in wardrobes. The guest bedroom has built in wardrobes and an en-suite whilst the two further double bedrooms are also en-suite. Outside the rear garden is southerly facing and extends to approx 102ft. To the front aspect, the driveway provides ample parking for numerous vehicles and there is a detached double garage.





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 local shops and boutiques to a choice of supermarkets including Waitrose, Tesco & M&S Food Hall.



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



A wide range of sporting and recreational facilities including cricket, golf and rugby clubs, numerous gyms and countryside for walks, bike riding etc.



There is a wide choice of restaurants, bistros, coffee shops and pubs to enjoy.

Approximate Gross Internal Area
Ground Floor = 121.1 sq m / 1,303 sq ft
First Floor = 103.0 sq m / 1,109 sq ft
Garage = 32.0 sq m / 344 sq ft
Total = 256.1 sq m / 2,756 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.