



St Albans House
Elm Grove | Berkhamsted | Hertfordshire



The Property

A fantastic five bedroom, three bathroom characterful modern home with off street parking and garage situated just a stones' throw from the High Street.

Ground Floor

- Entrance hall
- Sitting room with log burner
- Kitchen/ breakfast/ family room
- Utility room
- Cloakroom

First Floor

- Double bedroom with en-suite
- Two double bedrooms
- Single bedroom currently used as study
- Bathroom with separate shower

Second Floor

- Principal bedroom with storage
- Shower room

Outside

- Driveway parking
- Garage



Completed in 2009, this immaculate five bedroom semi-detached home offers excellent accommodation over three floors and is conveniently situated in the heart of the historic market town of Berkhamsted and within a short walk to the High Street and mainline railway station. The cosy sitting room with bay window and feature fireplace with log burner is situated to the front of the property whilst the kitchen/breakfast/ family room is to the rear and enjoys direct access onto the west facing garden. The kitchen which has been updated by the current owners has been tastefully designed with ample storage and worktop space and some integrated appliances. There is excellent room for a dining table creating the ideal space for entertaining or gathering as a family. The family room which is open to the kitchen is beautifully light and spacious on account of multiple windows and double doors to the garden. This entire space is seamlessly linked with attractive herringbone flooring. The integral garage is accessed via the ground floor hallway whilst a cloakroom and separate utility room complete the ground floor accommodation. To the first floor are four bedrooms; three good size double rooms, one of which has an ensuite shower room and a single bedroom currently used as a study. There is also a family bathroom. The principal bedroom is located on the 2nd floor and has ample fitted wardrobes and access to a shower room. Outside the garden is secure and private with an area of patio and lawn with raised borders to the edges. There is side access to the front of the property where there is covered driveway parking and access to the garage.





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.

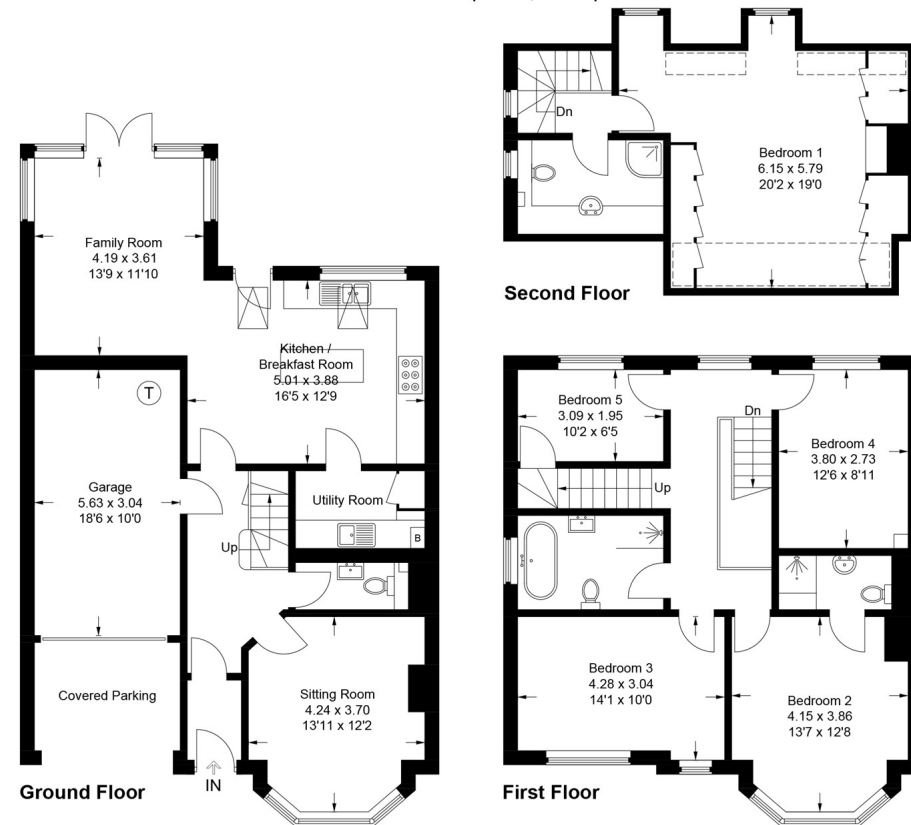


There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

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 = 69.3 sq m / 746 sq ft
First Floor = 70.9 sq m / 763 sq ft
Second Floor = 39.2 sq m / 422 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 196.9 sq m / 2,119 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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