



Bryher  
London Road | Berkhamsted | Hertfordshire

FINE & COUNTRY





## The Property

A substantial six bedroom family home offering excellent accommodation of over 3,300 sq.ft with a large south facing rear garden. The property is located just a short walk from the sought after Berkhamsted High Street offering easy access to all amenities and mainline train station.

## Ground Floor

- Entrance hall
- Sitting room
- Open plan kitchen, dining, family room
- Utility/boot room
- Cloakroom

## First Floor

- Two double bedrooms with en-suites
- Four further double bedrooms
- Family bathroom

## Second Floor

- Loft room

## Outside

- Large south facing rear garden
- Gated driveway parking to the front





A fantastic 1930s family home situated approx. a 10 minute level walk to the High Street with an extensive and private south facing garden and ample off street parking. The property is accessed via a private 80 yard drive from Cedar Road and has been extensively internally renovated over the last twenty years. Of particular note is the large open plan kitchen/ dining/ family room with breakfast bar, cooking island, open fire and triple aspect views to the front and back. The second living room offers the opportunity to relax or entertain away from the main living room. Also downstairs is the entrance hall, w/c a large cloakroom (which could be used as a study) and a large utility/boot room which has access to the driveway. The property has a second staircase accessed either externally from the driveway or from the utility room. This leads to what could be a 6th bedroom and a further set of stairs to the third floor where there is a large carpeted and insulated area in the eaves, with velux windows which has potential for a granny annexe or running a business from home. Four of the six bedrooms and the reception rooms have the benefit of garden views. There are two en-suites and a family bathroom, all of which have been recently renovated. The mature garden is south facing and the gated driveway provides ample parking. London Road is adjacent for easy access to the A41 via Bourne End.







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: D**

**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 = 146.5 sq m / 1,577 sq ft  
First Floor = 129.4 sq m / 1,393 sq ft  
Second Floor = 35.5 sq m / 382 sq ft  
Total = 311.4 sq m / 3,352 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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