

Ivy House Lane

, HP4 2PP

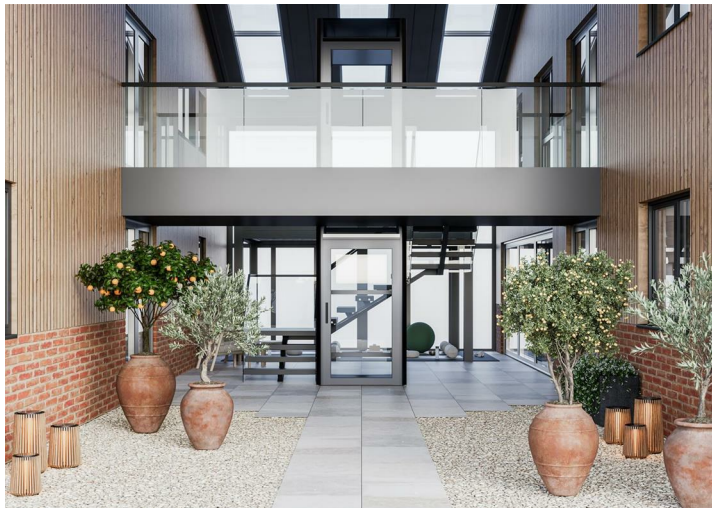


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Guide Price £1,200,000

- Exclusive development of just 5 properties
 - Wonderful views
 - Lift access to first floor
- Balconies to first floor apartments
- Terraces to ground floor apartments



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Property Features:

- Kitchens: All properties feature Masterclass kitchens in a modern shaker style, with Quartz countertops. Integrated Neff appliances include two single ovens, an 80 cm induction hob with a built-in extractor, a fridge/freezer, a wine fridge, and a dishwasher. A Quooker tap is also installed, providing both boiling and filtered water.
- Bathrooms: Each bathroom is fitted with Villeroy & Boch sanitary ware, brushed stainless steel taps, porcelain tiles, mirrored cabinets with heated mirrors, and underfloor heating.
- Heating: Each property has underfloor heating throughout, pressurized hot water cylinders
- Flooring & Carpets: Common living spaces feature engineered wood flooring, while all bedrooms are carpeted and come with built-in wardrobes in the principal bedroom.
- EV Charging: Each property is provided with an EV charging point in the parking area.

Property Breakdown:

Apartment 1 (Approx. 2,174 sq. ft.)

A spacious ground-floor apartment with four double bedrooms, two of which are en-suite. The other two bedrooms share a family bathroom. The main living area is open-plan, incorporating the kitchen, dining, and sitting areas. The generous hallway leads to a cloakroom, with a separate utility room and plant room off the main living area.

Apartment 2 (Approx. 1,638 sq. ft.)

A superb three-bedroom ground-floor apartment featuring an expansive open-plan living space that combines the kitchen and dining areas. The principal bedroom includes a dressing area and an en-suite with both a bath and a separate shower. Two additional double bedrooms come with fitted wardrobes and share a bathroom. A utility room and plant room complete the accommodation.

Apartment 3 (Approx. 2046 sq. ft.)

An exceptional first-floor apartment offering three bedrooms and a covered balcony with extensive views across the countryside. The principal bedroom features an en-suite and dressing area, while the second double bedroom also has an en-suite. The third double bedroom shares a family bathroom. The open-plan kitchen, dining, and sitting area provides access to the balcony. Additional features include a utility room and cloakroom.

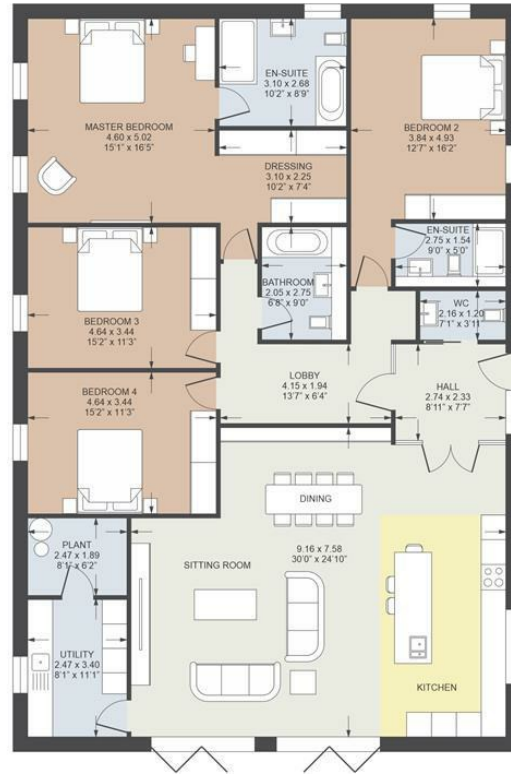
Apartment 4 (Approx. 1521 sq. ft.) Under Offer

This three-bedroom first-floor apartment also boasts a covered balcony with beautiful views across open countryside. The principal bedroom includes an en-suite and dressing area, while two additional double bedrooms share a family bathroom. The large, open-plan kitchen, dining, and sitting area provides access to the balcony. There is also a separate utility/plant room.

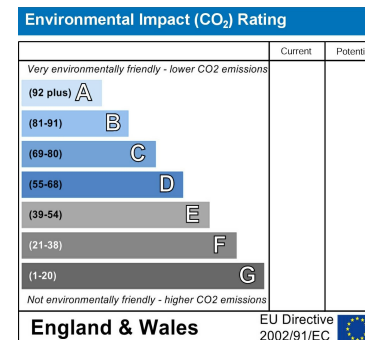
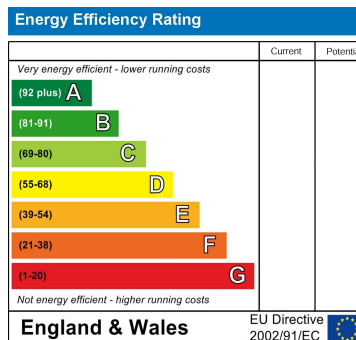
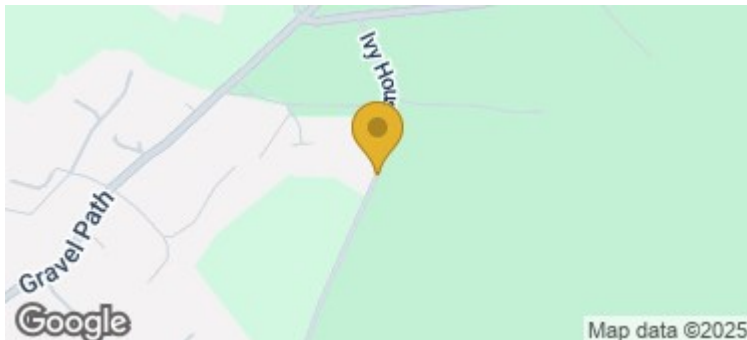
PLOT 1



Fine & Country Berkhamsted
130 High Street, Berkhamsted, Hertfordshire, HP4
3AT
01442 877 627
berkhamsted@fineandcountry.com



202.12 sqm / 2174 sq.ft



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