



2 Townsend Gate  
Berkhamsted | Hertfordshire

FINE & COUNTRY



## 2 Townsend Gate

An exceptional four bedroom contemporary townhouse located less than a miles' level walking distance from the High Street and mainline train station and just a stones' throw from the Grand Union Canal

## Ground Floor

- Entrance Hall
- Kitchen/dining room with doors to garden
- Cloakroom
- Integral Garage

## First Floor

- Sitting room with balcony
- Principal bedroom with ensuite and dressing room

## Second Floor

- Guest bedroom with ensuite and balcony
- Two further double bedrooms
- Family bathroom

## Outside

- Southerly facing rear garden
- Double width driveway
- Integral garage



The spacious entrance hall leads through to the open plan kitchen/dining room with bi-fold doors leading to the southerly facing rear garden. This stunning room is highly flexible and provides the perfect space for modern family life, ideal for entertaining or congregating as a family with easy access to outside. A utility room, cloakroom and integral garage completes the ground floor accommodation. To the first floor the feeling of light and space continues with an impressive landing which leads to the elegant living room which spans the entire width of the property to the rear and has a balcony overlooking the garden. The principal bedroom suite is situated on this floor and has a stunning ensuite bath/shower room and dressing room. To the second floor are three double bedrooms; the guest bedroom with its own ensuite shower room and balcony overlooking the garden and two further double rooms serviced by the stylish family bathroom. There is underfloor heating to the ground floor and all bathrooms and air conditioning to the top floor bedrooms. Outside to the front of the property is a double width driveway which leads to the integral garage. To the rear, the garden is mainly to lawn and has been beautifully landscaped and there is a summer house which could be used as a home office or additional storage/childrens play house. EPC Rating B





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: B**

**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 = 88.3 sq m / 950 sq ft Including Garage  
 First Floor = 87.5 sq m / 942 sq ft  
 Second Floor = 70.2 sq m / 756 sq ft  
 Total = 246.0 sq m / 2,648 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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