



## Offers In Excess Of £700,000

entrance hall | sitting room | kitchen/dining room | conservatory | ground floor bedroom with ensuite | first floor landing | three bedrooms | family bathroom with separate shower | driveway | rear garden

An exceptional four bedroom semi-detached home with a stunning open plan kitchen/diner, elegant living spaces, and a generous south-facing garden. Ideally positioned within walking distance of amenities and sought-after schools. The current owners also have planning permission in place for both a ground and first floor extension, offering great scope to increase the living accommodation.

A bright and generously proportioned entrance hall sets the tone for the property, providing access to the principal reception room and the open-plan kitchen/dining area, with stairs rising to the first floor.

To the front of the house, the main reception room is a characterful space featuring a bay window overlooking the front aspect, a feature fireplace and hard flooring, creating a comfortable and inviting living area filled with natural light.

To the rear, the kitchen/dining room forms the heart of the home, offering a spacious open-plan layout with integrated appliances, ample storage and direct access through to the conservatory. This area provides an excellent space for both everyday use and entertaining.

Also on the ground floor is a flexible bedroom, Velux windows, French doors opening onto the rear garden and an ensuite shower room, makes it ideal as guest accommodation or a principal suite.

On the first floor, there are two well-proportioned double bedrooms, both benefiting from built-in storage, along with a further single bedroom that would also lend itself well as a home office. The family bathroom is fitted with both a bath and separate shower.

### Outside

Externally, the rear garden is mainly laid to lawn, with a seating area providing space for outdoor dining and relaxation. The property also benefits from a storage shed and side access leading to the front, where a driveway provides off-road parking for several vehicles.

### Tenure

Freehold.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band D (Dacorum).

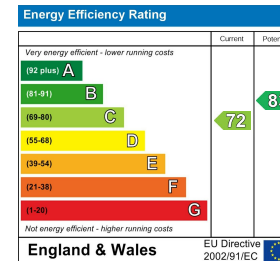
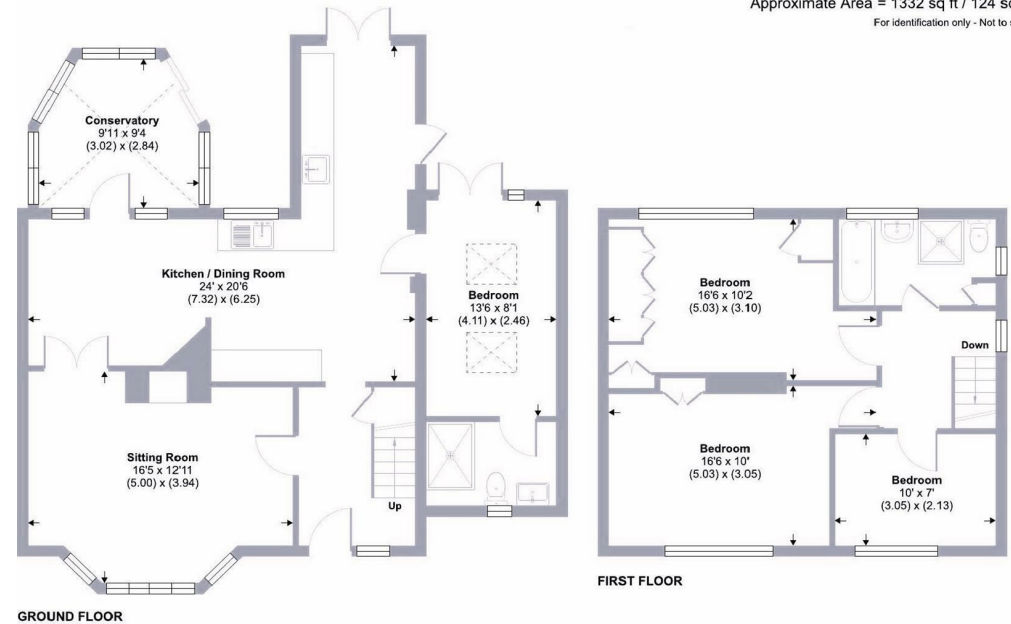
### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

## Ridgeway, Berkhamsted, HP4

Approximate Area = 1332 sq ft / 124 sq m  
For identification only - Not to scale



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