



Kings Road | Berkhamsted | HP4 3BJ
Offers In Excess Of £1,650,000



This stunning 1930s detached home sits proudly within beautifully established south-facing gardens of around a third of an acre set elegantly back from the road in a prime position close to the town centre, schools and main line station.

The property is approached via an extensive gravelled driveway within the mature grounds. From the entrance there is an impressive reception hall with original parquet flooring setting the tone. Throughout the house, carefully chosen Crittall style windows, hardwood joinery and original panelled doors retain the character and craftsmanship of the period.

The accommodation is bright, balanced and beautifully proportioned. To the front, bay windows fill both the sitting room and the open-plan kitchen/dining/family room with natural light. The sitting room centres around a wood-burning stove, while glazed sliding doors provide flexibility between spaces. The kitchen has been designed for everyday living and entertaining alike, with traditional cabinetry, granite worktops, a central island, walk in pantry and separate utility room. A garden facing study with skylights and direct access outside offers an ideal work from home space.

Upstairs, the principal bedroom enjoys a bay window, fitted wardrobes and a contemporary ensuite shower room. Two further double bedrooms are served by a stylish family bathroom with period inspired detailing. On the top floor, an additional bedroom and shower room provide ideal guest or teenager accommodation.

The house also has an interesting architectural connection, having once been home to Sir Evan Owen Williams (1890-1969) the celebrated engineer behind the original Wembley Stadium.

Outside

The gardens have been thoughtfully landscaped across a series of levels, creating a variety of private spaces to sit and enjoy throughout the day. Winding paths and stone steps lead through mature planting to secluded terraces, a vegetable garden and the original coal store. To the front, the driveway provides parking for several vehicles, alongside a detached garage/workshop offering useful storage or workspace.

Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

Situation

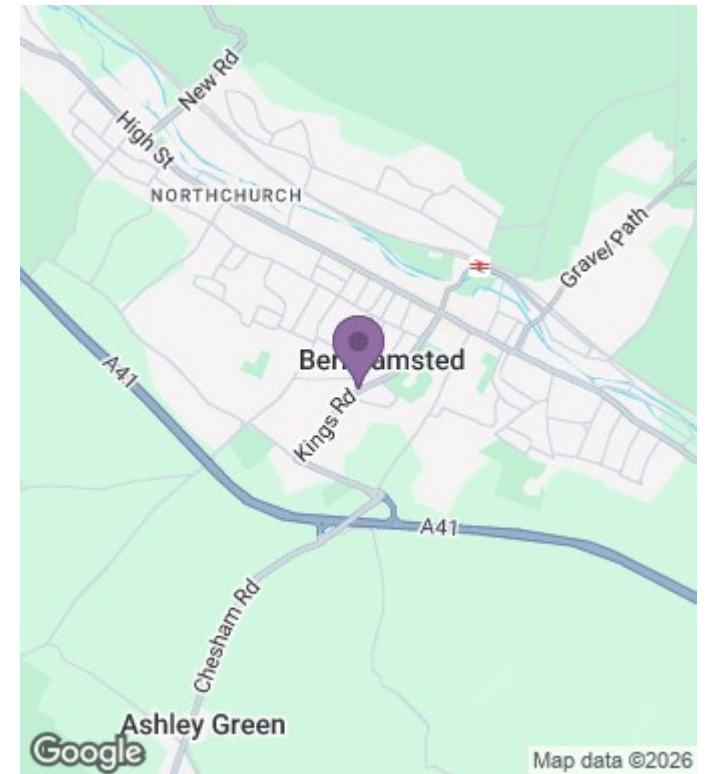
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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







- Prime Berkhamsted location
- 2717 square feet
- Stunning bay-fronted sitting room with wood-burning stove
- Four versatile bedrooms including a luxurious principal suite
- Exceptional open-plan kitchen/dining space with island
- Separate utility room and well-planned layout ideal for modern family living
- Beautifully landscaped gardens with terraces and private seating areas
- Detached garage/workshop and generous driveway
- Within walking distance of town centre, schools and station
- Detached home, set within approx. one third of an acre



Approximate Gross Internal Area
 Ground Floor = 111.4 sq m / 1,199 sq ft
 First Floor = 84.3 sq m / 907 sq ft
 Second Floor = 30.1 sq m / 324 sq ft
 Garage / Outbuilding = 26.0 sq m / 287 sq ft
 Total = 251.8 sq m / 2,717 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Council Tax Band:
 Tenure: Freehold



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 service to this property nor do we have knowledge of any defects.





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