



Sherwood Mews | BERKHAMSTED | HP4 1HX
Offers In Excess Of £1,100,000



A superb three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors. Beautifully updated and renovated throughout in 2022, the property is ideally positioned within easy reach of the town centre and mainline station, while being just moments from the picturesque Grand Union Canal towpath.

Tailored to modern family life, the ground floor welcomes you with a charming living room, utility room, WC, large under stairs storage, and an impressive open-plan kitchen, dining and family space. Enhanced by underfloor heating throughout, this level perfectly balances comfort and practicality.

The heart of the home is the stunning bespoke kitchen by Consilio, beautifully designed to combine exceptional style with everyday functionality. Flowing seamlessly into the spacious dining and family area, this impressive open-plan space is further enhanced by integrated in-ceiling speakers throughout the ground floor, creating the perfect setting for both entertaining and family life. Bi-fold doors open onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living.

The first floor comprises two generous double bedrooms. One benefits from a stylish ensuite shower room, while the other enjoys the added luxury of a walk-in wardrobe. A contemporary family bathroom completes this level.

Occupying the entire top floor, the private double suite provides a peaceful and secluded retreat, complete with a spacious ensuite shower room and ample room to relax, work or unwind. Flexible in its use, it offers an ideal space for guests, older children or those seeking a little extra privacy.

Outside

The rear garden was also thoughtfully redesigned in 2022 to create an attractive, low-maintenance space. A paved terrace provides the perfect spot for morning coffee, al fresco dining or simply enjoying the sunshine, offering a natural extension of the living accommodation.

To the front, off-street parking for two cars adds everyday convenience, while the excellent location places shops, cafés, schools and transport links within easy reach. Combined with its generous proportions, high-quality finishes and carefully considered layout, this is a home that effortlessly blends style, comfort and practicality.

Tenure

Freehold.

Services

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

Council tax band F (Dacorum).

Situation

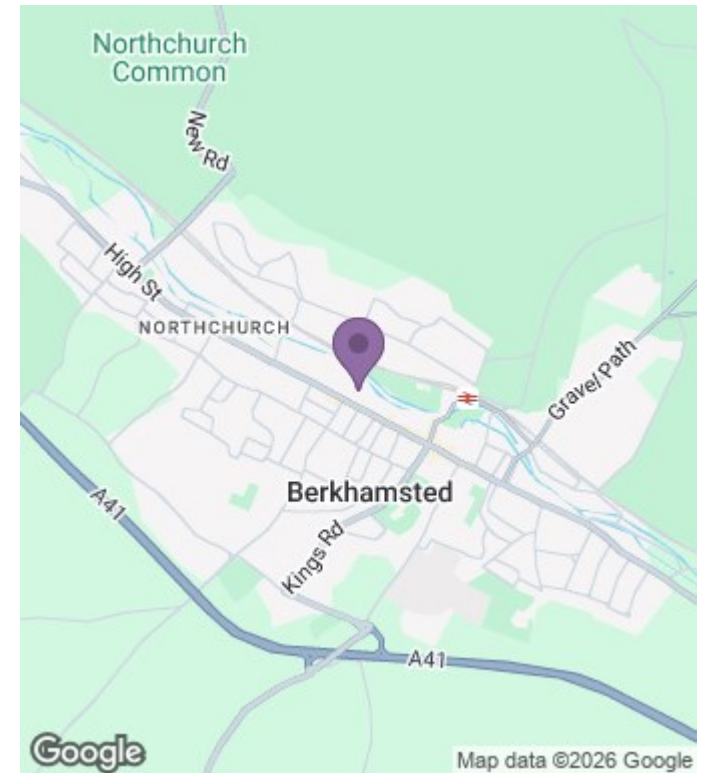
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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







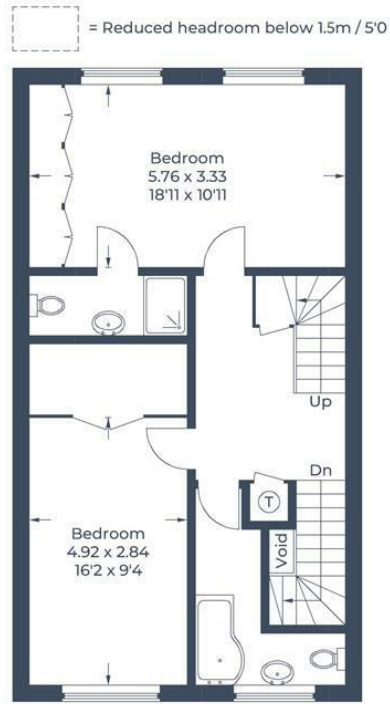
- 1,893 sq ft
- Exceptional three double bedroom townhouse
- Superb location
- Stunning open-plan kitchen, dining and family room
- Three contemporary bathrooms
- Underfloor heating throughout the ground floor
- Low-maintenance rear garden and off-street parking for two cars
- A short walk to the station
- Close to the children's playground at Canal Fields and the Tennis Club



Approximate Gross Internal Area
 Ground Floor = 80.1 sq m / 862 sq ft
 First Floor = 63.8 sq m / 687 sq ft
 Second Floor = 32.0 sq m / 344 sq ft
 (Including Eaves)
 Total = 175.9 sq m / 1,893 sq ft



Ground Floor



First Floor



Second Floor

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		84	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Council Tax Band: F
 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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