

Royal Keys | Berkhamsted | HP4 2FZ

Guide Price £1,400,000

Royal Keys is one of Berkhamsted's most sought after addresses, set within an elegant crescent of London style homes. Rarely available, this exceptional five bedroom, three bathroom house enjoys an enviable position, just a short level walk from the town centre, its independent shops, restaurants, schools and mainline station.

Thoughtfully extended and enhanced, the property offers 3,079 sq ft of well planned accommodation, combining contemporary design, generous proportions and an impressive specification throughout.

The ground floor of this beautifully presented family home showcases an impressive living area which incorporates the kitchen, dining area and sitting area; all bathed in natural light. Contemporary kitchen cabinetry includes integrated ovens, microwave, gas hob, dishwasher, coffee machine, filtered water tap, fridge and freezer. There is the convenience of a utility room adjacent to the kitchen, and a WC located off the entrance hallway. Underfloor heating runs throughout the ground floor and all bathrooms. A further cosy living room with balcony is located on the first floor.

The stylish principal bedroom suite features a Juliet balcony, walk-in dressing room and luxury bathroom.

A delightful guest bedroom comes with an ensuite shower, balcony and fitted wardrobes. A further three double bedrooms are served by the large contemporary family bathroom and an additional cloakroom. Air conditioning is available on the top floor.

Outside
The southerly facing garden is a true highlight and features a large paved terrace and a lawned area with attractive planting. A well designed heated garden room offers a versatile additional space, ideal for a variety of uses, alongside separate storage.

Ample parking is provided by the integral garage and driveway.

Tenure
Freehold.

Service Charge: £1,460 per year

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

Council Tax band G (Dacorum).

Situation
Royal Keys is a prestigious private development, conveniently situated a level walk to the High Street, its vibrant community, and the mainline station which provides a fast and frequent service to London (Euston). Within the historic charm of Berkhamsted are a number of highly regarded schools and sports clubs, also excellent links to the M25 and M1. The doctors, dentist and library are all close by.

















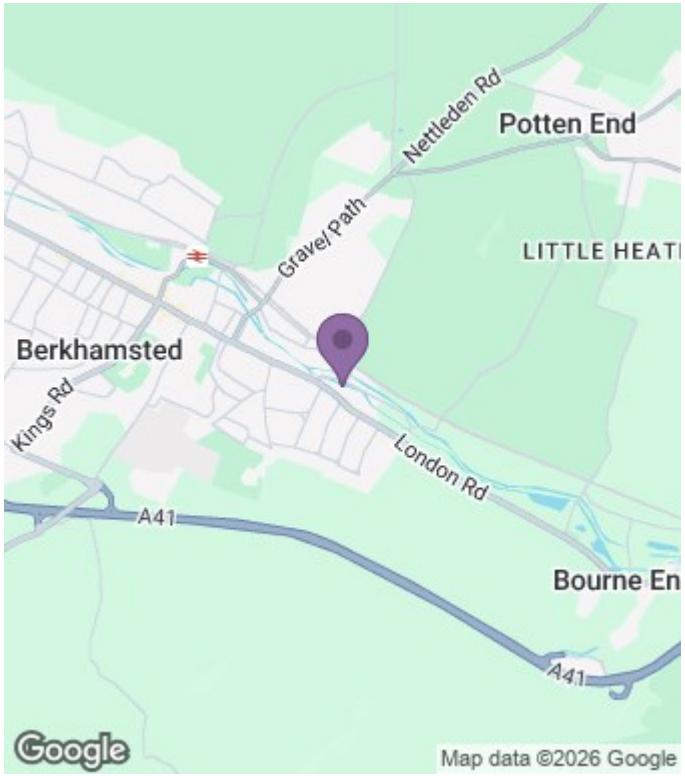








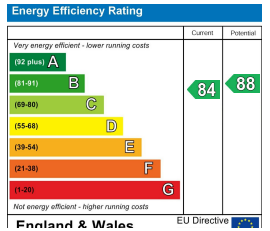
- Five bedrooms
- Stunning, light filled, open plan kitchen/dining /family room
- Cosy, elegant sitting room/large balcony
- Master bedroom/ensuite/dressing room/Juliet balcony
- Guest bedroom/ensuite/large fitted wardrobes/large balcony
- Garden summerhouse with home office or gym potential
- Large well proportioned garden with a Southerly aspect, easily maintained
- Ample parking on drive and visitor parking facilities
- A short level walk to the charming vibrant town, amenities, schools and mainline station
- No onward chain





Total area: approx. 286.1 sq. metres (3079.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



Council Tax Band: G
Tenure: Freehold

The Property Ombudsman

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.

Oakleys



Relax... you're with Oakleys

151 High Street, Berkhamsted, Hertfordshire, HP4 3HH | 01442 386555 | sales@oakleysestate.co.uk

Oakleys