



Hunters Park | Berkhamsted | HP4 2PT
Offers In Excess Of £1,850,000



An impressive five bedroom detached family home, offering well proportioned and versatile accommodation arranged over two floors, together with a detached double garage and attractive wrap around gardens. Highly admired no through road off Gravel Path.

The house has a particularly practical layout, with accommodation that offers a natural flow and considerable adaptability for modern family living. The entrance hall leads through to a generous triple aspect sitting room, while the separate dining room provides an elegant setting for more formal meals and entertaining.

To the rear of the property, the kitchen/breakfast room sits alongside the conservatory, creating a comfortable and welcoming setting for everyday family life. A separate family room provides an additional reception space that can be adapted to suit the needs of the household, whether as a playroom, snug or informal sitting area. A study offers a dedicated space for home working, while a useful utility room and downstairs cloakroom add further convenience.

Upstairs, there are five bedrooms, making the house ideally suited to a larger family, while also allowing flexibility for guests, children or home working. The principal bedroom benefits from its own ensuite bathroom, with the remaining bedrooms served by the family bathroom.

Outside

An attractive wrap around garden extends to the side and rear of the property, providing a good degree of privacy and a variety of spaces for outdoor seating, entertaining and family use. A detached double garage and generous driveway provide ample off road parking.

With five bedrooms, three separate reception areas, a study and a range of useful additional spaces, this is a generous and adaptable family home, offering excellent flexibility in a desirable residential setting in Berkhamsted.

Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

Situation

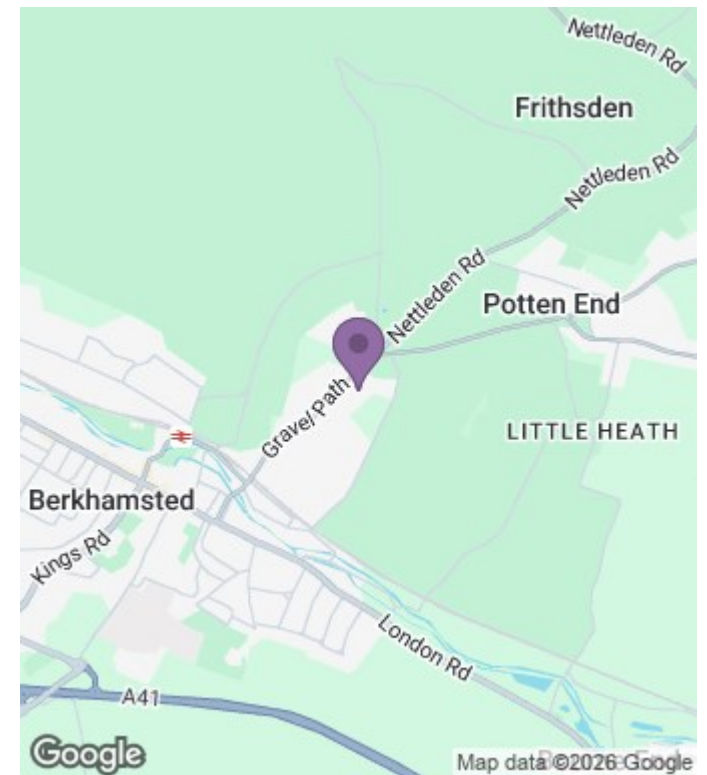
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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



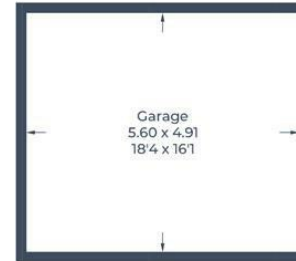




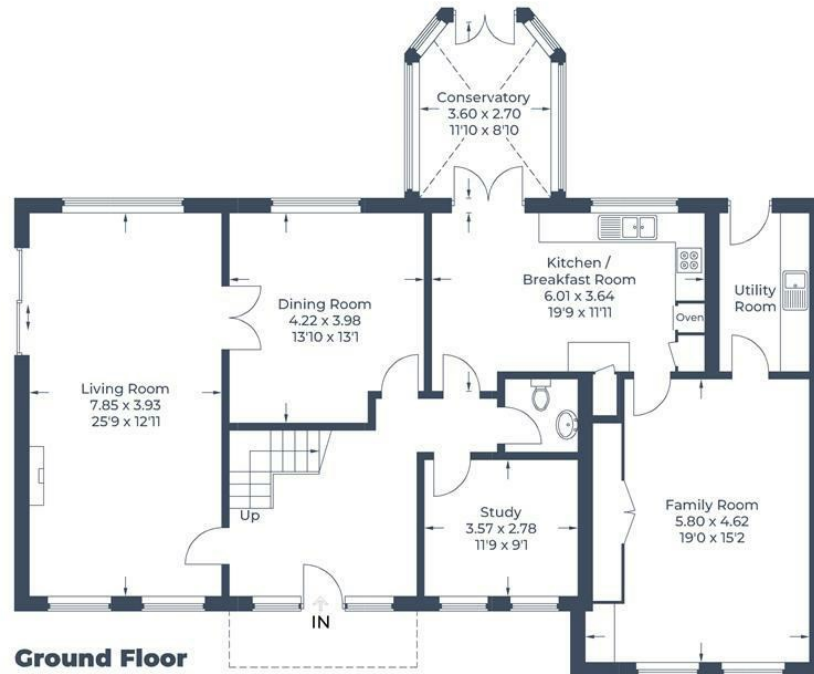
- Stunning countryside views
- Impressive detached home
- Five double bedrooms
- Two bathrooms
- Four receptions
- Generous and versatile accommodation
- Attractive front & rear gardens
- Double garage and generous driveway
- Within walking distance of Berkhamsted town centre
- 2781 sq ft



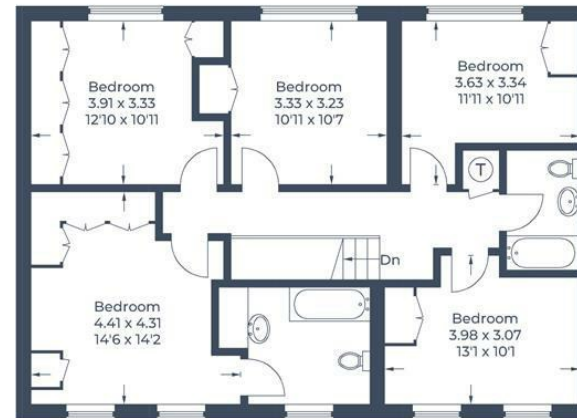
Approximate Gross Internal Area
 Ground Floor = 142.7 sq m / 1,536 sq ft
 First Floor = 88.3 sq m / 950 sq ft
 Garage = 27.4 sq m / 295 sq ft
 Total = 258.4 sq m / 2,781 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	77
		EU Directive	

Council Tax Band: G
 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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151 High Street, Berkhamsted, Hertfordshire, HP4 3HH | 01442 386555 | sales@oakleysestate.co.uk

