



Trevelyan Way  
Berkhamsted



## Offers In Excess Of £850,000

entrance hall | bedroom | shower room | kitchen | utility | reception room | dining room |  
basement | first floor landing | three bedrooms | family bathroom | front garden | rear  
garden | driveway | garage

A substantial detached family home, set on one of Berkhamsted's most sought-after roads, Trevelyan Way, offering beautifully balanced accommodation, exceptional versatility and stunning far-reaching views.





The ground floor is arranged around a welcoming entrance hall, leading through to the bright and spacious reception room and dining room, ideal for both relaxed family living and entertaining. From the reception room, stairs rise to the first floor, creating a natural flow through the home. A downstairs bedroom, currently used as a study, and a shower room add further versatility to the layout of this lovely home.

The kitchen is fitted with a comprehensive range of wall and base units alongside integrated appliances, while a separate utility room provides added convenience with direct access to the terrace and rear garden.

The first floor provides three well-proportioned bedrooms, all of good size, served by a well-appointed family bathroom with separate shower.

Complementing the property is a highly usable basement level, offering excellent additional space for storage or hobbies.

#### Outside

The private rear garden is mainly laid to lawn and enjoys an elevated terrace perfectly positioned to take advantage of the sweeping views across the surrounding area, an ideal setting for outdoor dining and entertaining during the warmer months.

To the front, mature hedging provides a good degree of screening, with a lawned garden, driveway parking and access to the garage.

Offering generous living space, flexibility and an exceptional setting in one of Berkhamsted's premier residential locations, this is a rare opportunity to acquire a superb family home.

#### Tenure

Freehold.



#### Services

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

Council tax band E (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).



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Approximate Gross Internal Area  
 Basement = 30.6 sq m / 329 sq ft  
 Ground Floor = 66.8 sq m / 719 sq ft  
 First Floor = 47.4 sq m / 510 sq ft  
 Garage = 13.3 sq m / 143 sq ft  
 Total = 158.1 sq m / 1,701 sq ft

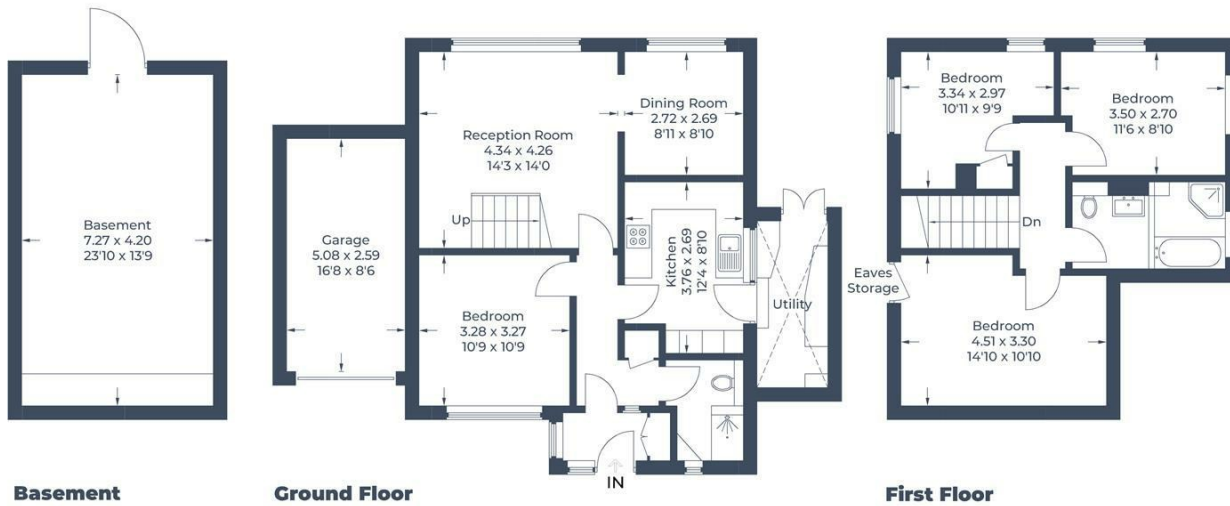


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	80
EU Directive 2002/91/EC			



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleystate.co.uk

