



Doctors Commons Road | Berkhamsted | HP4 3DW
Offers In Excess Of £1,400,000



A rare opportunity to acquire a distinguished period residence on Doctors Commons Road, one of Berkhamsted's most prestigious addresses.

From the moment you step inside, the entrance hall makes an immediate impression, setting the tone for the character and proportions found throughout this elegant home.

The ground floor offers two beautiful reception rooms, alongside a spacious kitchen/dining room and a convenient WC, with stairs rising to the upper floors.

The lounge is wonderfully bright, with high ceilings, large front facing windows and French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. The drawing room is equally refined, featuring a bay window and charming period details that reflect the home's heritage.

At the heart of the property, the kitchen/dining room provides a superb sense of space and functionality, with ample storage. Its generous layout offers excellent potential to create a truly exceptional family hub.

The first floor comprises three well-proportioned double bedrooms and a recently updated family bathroom and a separate WC. The principal bedroom is impressively spacious and benefits from built-in wardrobes.

The second floor adds further flexibility, offering two additional bedrooms, a bathroom, and a boarded attic, ideal for storage or future potential.

Outside

The garden has been thoughtfully designed to balance relaxation and practicality. A generous patio extends from the rear of the house, leading onto a lawn bordered by established planting and colourful beds.

To the front, a paved pathway framed by mature greenery leads to an attractive arched porch, while a garage provides secure parking and valuable additional storage.

Tenure

Freehold.

Services

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

Council tax band G (Dacorum).

Situation

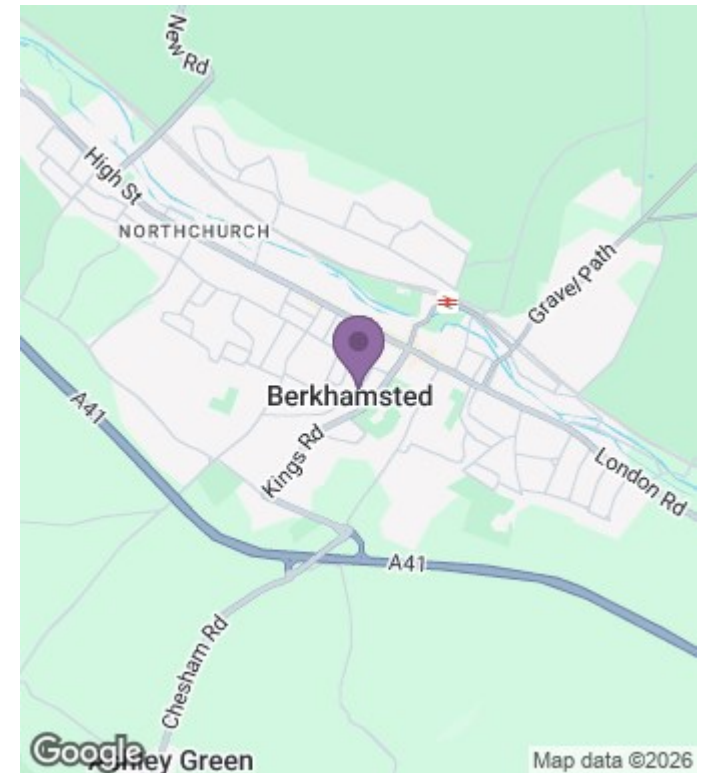
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London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







- Spacious period property
- 2,393 sq ft
- Prestigious address
- Five bedrooms
- Two reception Rooms
- Just a short walk to the high street
- Garage
- Private garden
- NO CHAIN



Approximate Gross Internal Area
 Ground Floor = 78.2 sq m / 842 sq ft
 First Floor = 73.0 sq m / 786 sq ft
 Second Floor = 52.2 sq m / 562 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 222.3 sq m / 2,393 sq ft



 = Reduced headroom below 1.5m / 5'0"

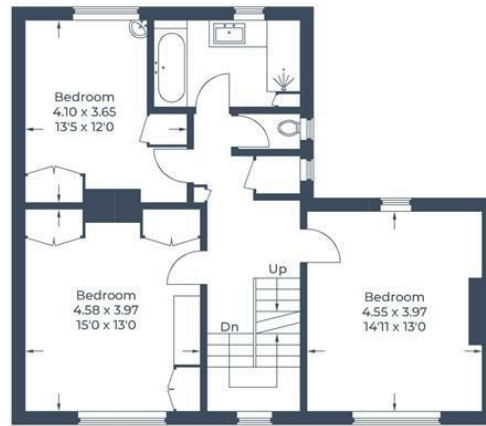


Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band: G
 Tenure: Freehold

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		EU Directive	

Current: 61 Potential: 75



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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