SPENSERS
RESIDENTIAL

Unit 1, 5 Dell Road, Northchurch, Berkhamsted, HP4 3SP

Guide price £1,250,000

- Brand new four double bedroom, three bathroom detached home
- Separate utility
- Two reception rooms
- Quiet location and easy access to Berkhamsted
- Open plan kitchen/ dining room
- Southerly facing landscaped gardens

4 Old School House George Street, Hemel Hempstead, Hertfordshire, HP2 5HJ
01582 639869

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5 Dell Road, Berkhamsted HP4 3SP

Nestled at the end of a peaceful no-through road on the edge of the highly sought-after town of Berkhamsted, this exceptional development by the renowned Resolution Homes offers just two individually designed and meticulously constructed detached residences.

Each home has been thoughtfully crafted to combine elegant design with practical modern living. The spacious interiors feature two reception rooms, including a refined sitting room with a feature fireplace ready for a gas fire, and a separate study – ideal for remote work or quiet retreat.

At the heart of the home is an impressive open-plan kitchen/dining space, complete with solid worktops and premium Bosch integrated appliances. A separate utility room and a cloakroom complete the well-considered ground floor layout.

Upstairs, the first floor provides three generously sized double bedrooms, each with built-in wardrobes. One of these bedrooms benefits from a stylish en-suite, while the remaining two are served by a high-quality family bathroom. The entire second floor is dedicated to the luxurious master suite, which includes a private en-suite bathroom and a walk-in wardrobe.

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Council Tax Band:

Key Features

- Just two exclusive detached homes
- Quiet, no-through road location
- Highly desirable Berkhamsted setting
- Four double bedrooms with built-in wardrobes
- Three bathrooms, including two en-suites
- Stunning open-plan kitchen/dining room with Bosch appliances
- Separate utility room and cloakroom
- Southerly landscaped rear gardens
- Quality fixtures and fittings throughout

Area Guide

Northchurch Area Guide Although often considered part of Berkhamsted, Northchurch is very much a village in its own right and has its own Parish Council. With its proximity to Berkhamsted's town centre and mainline station, picturesque walks along the Grand Union Canal Towpath and fine views from the elevated Northchurch Common, the village is popular with both young professionals and families through its diverse range of properties big and small.

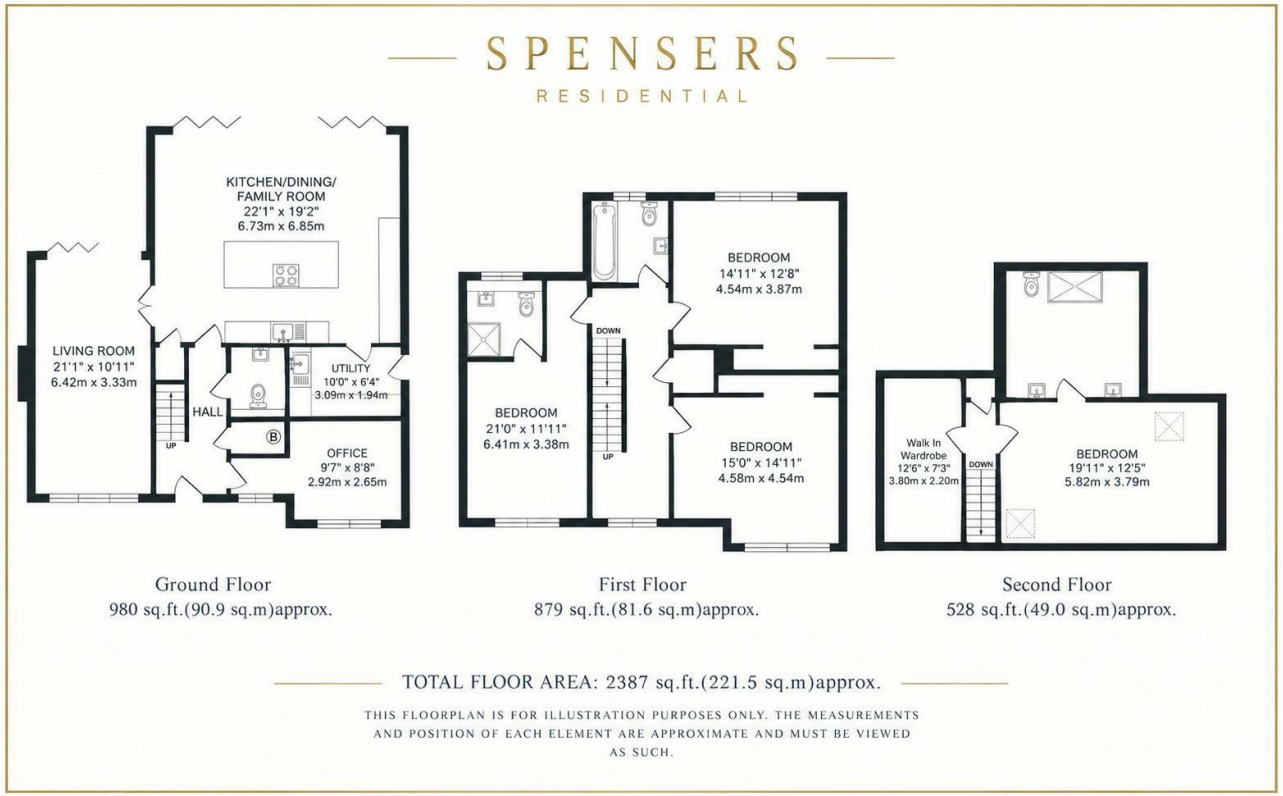
About Northchurch: With Berkhamsted so close you are somewhat spoilt for a collection of great places to eat, drink and shop along with, of course, the magnificently restored art-deco environs of the Rex Cinema - an auspicious evening out for anyone.

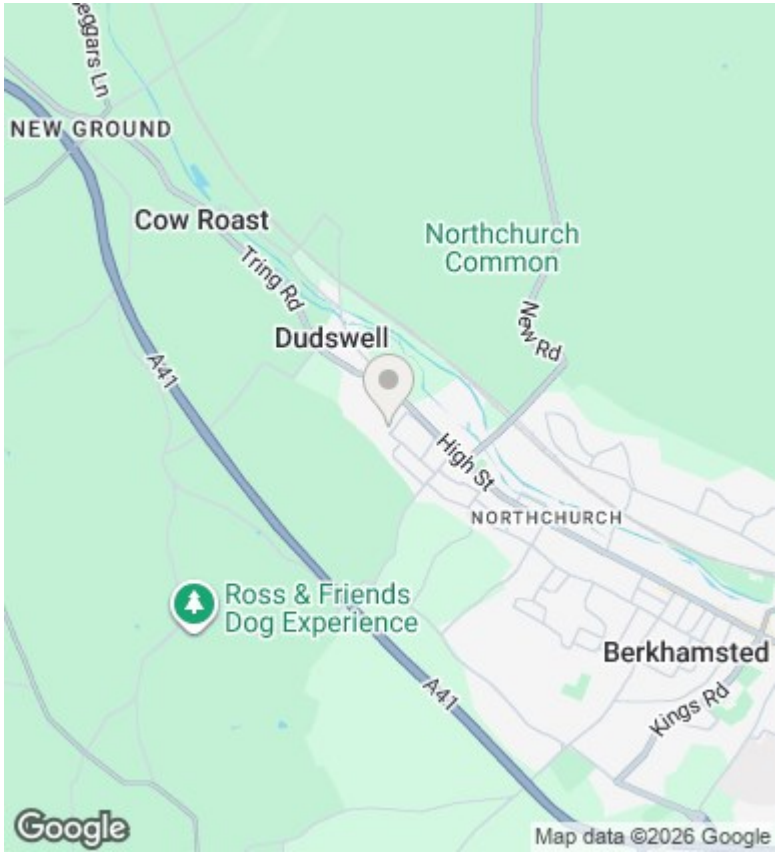
But you do not need to leave Northchurch for everyday supplies and comforts. The George and Dragon pub is run with love by Paul & Viv and has two bars, a large beer garden, a weekly quiz night and monthly live music, while Bon Soiree cafe serves English breakfasts, pots of tea and cakes and baps aplenty. The modern local shopping parade at the western end of the centre includes McCoys for fish-n-chips and a useful Tesco Express with a Post Office inside.

Berkhamsted's mainline station and car park is about 1.5 miles away and an easy cycle ride, with a fast journey into London Euston of little more than 30 minutes. It is also just one stop to quaint Tring and larger Hemel Hempstead. There are also many local bus services passing through the centre and running to Berkhamsted, Chesham, Aylesbury and lots of neighbouring villages.

Education is famously excellent here and includes St Mary's C-of-E Primary School.

Northchurch Common (part of the National Trust Ashridge Estate) and the Alpine Meadow Nature Reserve sit above the village and are wonderful and expansive spaces for walks and views, while the Grand Union Canal running through the centre of Northchurch provides a picturesque - and flat - setting for a leisurely stroll.



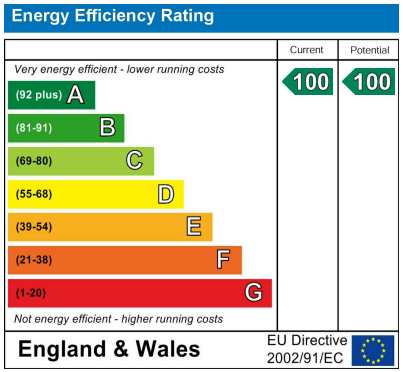


Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band



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