



REGENT
ESTATES

KINGS ROAD, BERKHAMSTED

£1,600,000 Freehold

ACCOMMODATION

This modern substantial detached residence is situated on the sought after Kings Road within walking distance of the town centre and railway station. Falcon house is set back in its plot, sheltered by mature hedging and is just one of two houses approached via a private driveway.

The property has been superbly appointed and updated by its present owner to create a fine five bedroom detached family home including an alarm and CCTV system. The property is approached via a driveway to a detached double garage with parking area in front.

The front door leads into spacious hallway with doors leading to the principal reception rooms. The spacious dual aspect sitting room with double doors opening onto the rear terrace, dining room, separate 'work from home' study room to the front of the property and stairs rising to the first floor. The kitchen/ breakfast room is an expansive space which overlooks the recently landscaped rear garden. This room is perfect for the everyday family gatherings and more extensive entertaining as and when required. Conveniently situated off the kitchen is a generously proportioned utility room. Completing the ground floor accommodation is a cloakroom.

The first floor landing leads to the impressive master bedroom suite with a en-suite bathroom. The guest bedroom is equally luxurious with its own en suite, while three additional double bedrooms share a well-appointed family bathroom complete with a separate shower cubicle .

The landscaped rear garden is private with well stocked flower beds and mature borders west-facing rear garden which

LOCATION

Kings Road is an attractive and prestigious tree-lined road, set within the heart of the Conservation Area, and within walking distance of the town centre amenities, including the mainline station, together with a wide range of educational facilities for children of all age groups, including the renowned Berkhamsted School for both boys and girls, and Ashlyns Secondary School

OUTSIDE

The rear garden has a patio and mature trees and the driveway has space for up to four cars and there is a double garage.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

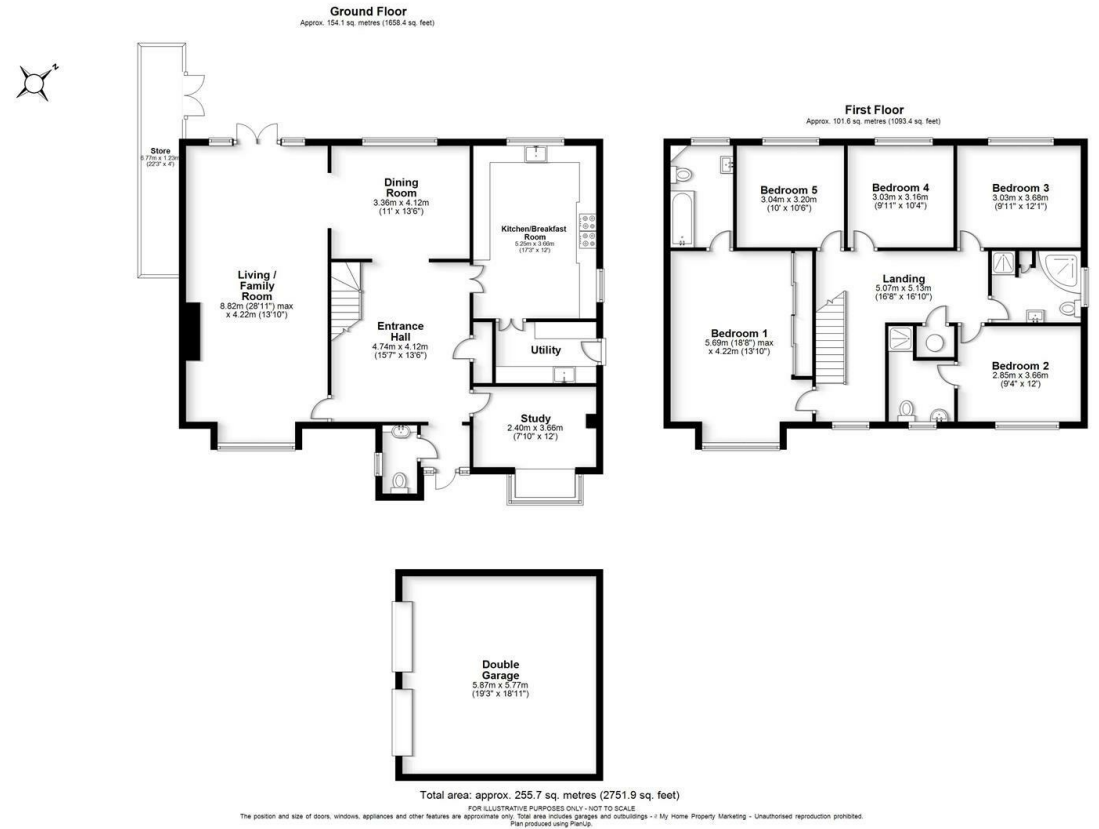
Strictly by appointment through Regent Estates.

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