



REGENT  
ESTATES



# KINGSHILL WAY, BERKHAMSTED

£1,525,000 Freehold

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## ACCOMMODATION

NOW LAUNCHING SECOND PHASE- This stunning family home boasts 3,000 sqft of living space! These stunning contemporary Semi-detached family homes have been built to exceed all current building standards with no expense spared. These top quality builds utilise the latest modern materials and have been built from top to bottom with love and care by traditional craftsmen.

Both of the houses share a similar design ethos, however they all look and feel very individual once inside. Downstairs features a large open plan living space with a separate utility, cloakroom and snug. Moving up there are four gorgeous bedrooms, complete with four sumptuous bathrooms and each property is topped off with large store/loft rooms. High ceiling heights are a prominent feature across all three floors.

Moving outside the driveway offers off street parking for two cars, along with a large garage with separate entrance and each property is finished off with a private, fully stocked and lit landscaped garden, with acoustic fences and modern paving.

All have stunning views from the front across Berkhamsted Valley to Ashridge.

Each house is a one off with its own distinctive style, and features the latest thinking in modern kitchen and bathroom design. Features include stunning Porcelanosa tiles, heat recovery systems, air conditioning, full home WIFI distribution, data centres, Sonos music systems, Urban Font front doors, sprinkler systems, stunning individual staircases, solid concrete floors, underfloor heating, solid slate roofs, energy-efficient gas filled windows and bi-folds, cutting edge insulation, the latest security systems, super effective designer lighting, pre installed satellite, aerials and cat6, and each property has its own Farrow and Ball paint scheme throughout.

## LOCATION

## OUTSIDE

## 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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