



REGENT
ESTATES

KINGSHILL WAY, BERKHAMSTED

£1,850,000 Freehold

ACCOMMODATION

Hastings House is one of four substantial detached homes built in 2015, accessed off a private road developed by Chase New Homes. The house is arranged over three floors and offers nearly 3,500 sqft of high specification family living, including underfloor heating to the ground floor, solar panels, an integrated Sonos sound system and CAT 6 cabling throughout.

Hastings House is accessed through the grand reception hall with stairs rising to the first floor, with cupboards either side of the staircase. To the front aspect is a reception room and a separate study. The drawing room has a gas fireplace and is double aspect with doors opening to the rear garden.

The kitchen/breakfast room is the heart of this family home, with full-width bi-folding doors opening to the rear garden. The kitchen is fitted with a range of Metris units with integrated Siemens appliances, including two single ovens, combination microwave, coffee machine, wine chiller, hob and extractor, dishwasher, fridge and freezer. There are Quartz worktops and an island with seating for four, along with LED lighting under the wall units. A large utility room lies off the kitchen with integrated Siemens washing machine and tumble dryer, along with a door leading outside. A guest cloakroom completes the ground floor accommodation.

From the spacious landing there is access to six bedrooms. The principal and guest bedrooms both have en suite bath/shower rooms fitted with white Vitra sanitary ware with chrome fittings, under basin storage units, shaver points and chrome ladder heated towel rails. Both of these bedrooms benefit from built-in wardrobes.

Three further bedrooms overlook the rear gardens and are serviced by the luxuriously appointed family bathroom with a separate bath and double width shower.

From the landing stairs rise to the second floor where there is a walk-in attic storage space, along with a sixth bedroom and a cloakroom.

LOCATION

Berkhamsted is an historic and popular market town just 25 miles from central London, the distinctive High Street provides a range of cafes, restaurants and independent shops. There are excellent schools, both state and independent, and a train station with rail links to London Euston and Birmingham.

OUTSIDE

To the front of the house is a block paved driveway leading to the double garage with storage in the roof eaves and a courtesy door opening to the rear garden. Adjacent to the front of the house is a further private driveway parking area which gives an additional 4 spaces. In all there is parking for 8 cars.

The rear garden has been beautifully landscaped and provides an excellent degree of privacy, with herbaceous beds and borders to all three elevations. A flagstone patio area lies immediately to the rear of the house, providing the perfect place for outside entertaining and a path leads through the lawn to a raised timber deck with a pergola over

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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Total area: approx. 324.1 sq. metres (3489.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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