





BERKHAMSTED, HP4.

A simply stunning family home presented to the highest of standards throughout. No-through road location close to the town centre.

Entrance Hall, Cloakroom, Study, Family Room, Living Room, Open Plan Kitchen/Dining Room, Utility Room. On The First Floor, Landing, Master Bedroom With En-suite, Four Further Bedrooms, Two With En-suites . Family Bathroom. Dressing Room To Bedroom 3. Superb, Level Gardens. Driveway And Parking.





A simply stunning family home which has been the subject of considerable sympathetic re-modelling, extension and refurbishment to an extremely high degree of quality workmanship and design. The impressive reception hall leads into the fabulous kitchen/dining room, perfect for a family looking for large entertaining space and modern design incorporating high quality bi-fold doors giving access to the superb, level gardens. There is a beautiful family room and a formal living room. A cloakroom, utility and study completes the ground floor accommodation. On the first floor, the master bedroom features a comprehensive range of wardrobes, and a beautifully appointed shower en-suite. There are four further bedrooms, a family bathroom and two further en-suite's to the second and third bedrooms, all equipped to the highest standards. Bedroom 3 also has a walk-in dressing room.

The house occupies a spacious frontage with adjacent lawn and a driveway providing parking for several vehicles. To the rear, the level family sized gardens are well kept with interspersed traditional planting areas. There is an extensive terrace for entertaining.

Location

Berkhamsted is a vibrant, busy commuter town providing extensive shopping, restaurants, bistros and pubs within its historical High Street. The town centre train station is less than one mile (London Euston 35 minutes). Central London 27 miles. M1 (Jnct 8) 7 Miles. M25 (Jnct20) 7 miles. Luton and Heathrow airport 13 miles and 20 miles respectively. All Distances and times are approximate.

Superb range of recreational facilities including a sports centre, tennis and cricket clubs and the renowned Ashridge and Berkhamsted golf clubs are nearby. The National Trust Ashridge Estate offers around 4,000 acres of protected woodland to enjoy on foot, bike or horse.

Easements and Rights of Way

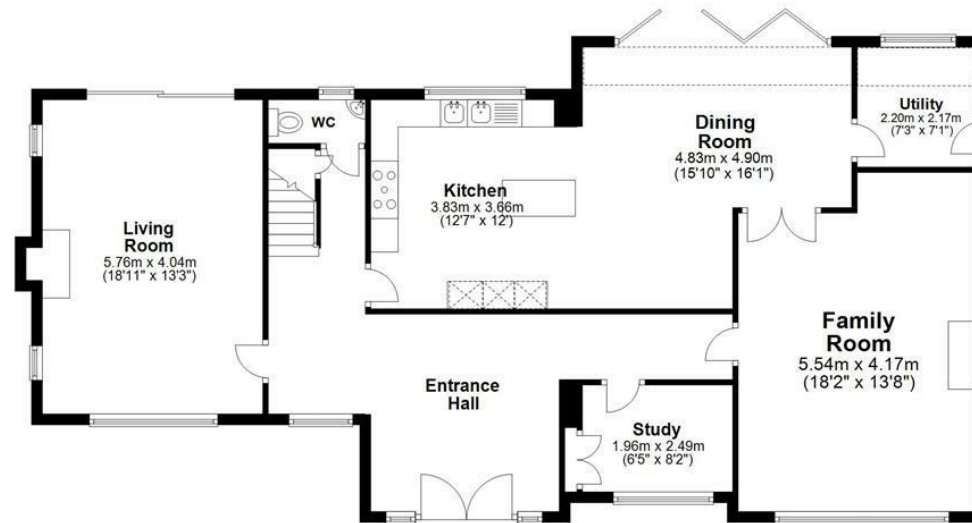
The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





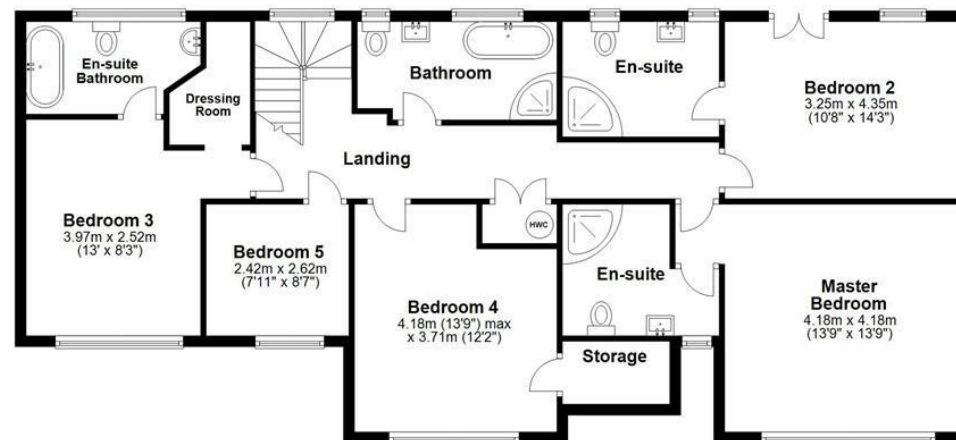
### Ground Floor

Approx. 123.8 sq. metres (1333.0 sq. feet)



### First Floor

Approx. 115.4 sq. metres (1242.1 sq. feet)



Total area: approx. 239.2 sq. metres (2575.0 sq. feet)

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

**REGENT  
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### 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.