



REGENT
ESTATES

KINGSHILL WAY, BERKHAMSTED

£1,200,000 Freehold

ACCOMMODATION

A recently built detached home accessed from a private driveway. The property has been thoughtfully designed and finished to an exceptional standard by Amer Properties Limited.

A stunning bespoke kitchen by Berkhamsted Homes has been created to a superior standard with every piece of furniture given the same care and attention to detail from design inspiration through to completion. This ensures the highest quality and a kitchen which perfectly fits into an elegant and modern lifestyle.

A full height fridge and freezer is integral to the design alongside granite worktops and full height splash backs, induction hob and extractor, microwave oven, washer /dryer, dishwasher, and boiling water tap.

Beautiful, oak staircase lead up to well-proportioned bedrooms with lots of natural light. Stylish en-suite and family bathrooms. All en-suites are fitted with 'Porcelanosa' tiles to full height on all walls. Concealed cisterns and high quality bathroom furniture and fittings including 'Millhouse' urban dark bronze door handles throughout.

Built with energy savings in mind, Larchmoor Gardens utilizes the latest in technology including 'Potton' Ultima 15 insulation, 'Rational' Alu Clad windows and external doors, a 10kw 'Samsung' air source heat pump serving a 200 litre highly efficient hot water cylinder and superfast broadband. The ten-year build warranty is supplied by ICW.

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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Total area: approx. 142.6 sq. metres (1535.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & outbuildings. © My Home
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