



REGENT  
ESTATES



# MONTAGUE ROAD, BERKHAMSTED

£1,800,000 Freehold

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## ACCOMMODATION

A Stunning 1920s Detached Family Home on Montague Road.

Set on the highly sought-after Montague Road, just moments from the heart of Berkhamsted, this exquisite late-1920s detached residence perfectly blends period charm with contemporary luxury, creating the ultimate family home.

Step through the welcoming front door into a spacious entrance hall, leading to a bright and elegant living room, beautifully enhanced by a large bay window that floods the space with natural light.

Beyond the hallway lies a versatile study, ideal as a home office, playroom, or additional reception space, with generous storage options.

At the heart of the home is a truly spectacular open-plan kitchen, dining and entertaining area with floor-to-ceiling sliding doors opening onto a beautifully landscaped west-facing garden, offering exceptional privacy and tranquillity, a perfect setting for relaxation or outdoor dining.

This high-end kitchen features premium integrated appliances, sleek finishes, and state-of-the-art amenities.

A separate utility room sits adjacent to the kitchen, providing additional storage and laundry facilities.

The first-floor hosts three generously proportioned bedrooms, all designed with comfort and style in mind, along with a modern family bathroom. One of the bedrooms benefits from steps leading down to an additional room, ideal for conversion into a private en suite or dressing area.

On the top floor is a substantial bedroom, complete with an en suite bathroom. A further adjoining space serves as a dressing room or private study, offering incredible flexibility for a variety of needs.

The property also benefits from off-road parking for two cars and side access.

Berkhamsted itself is a busy market town, and just 35 minutes from London (Euston) by train. There are numerous leisure facilities in the surrounding countryside and the National Trust's 5,000 acre Ashridge Estate also close by. Major road connections nearby include the M25 and the M1.

## LOCATION

The top floor is dedicated to the luxurious master suite, a true sanctuary within the home. This expansive space features a private en suite bathroom, providing a spa-like retreat with modern fixtures and fittings. Additionally, the master suite boasts a spacious walk-in wardrobe, offering ample storage and a touch of indulgence.

Outside there is a generous west facing garden, ideal for a growing family or keen garden enthusiasts with a modern paved patio area. This delightful rear garden offers an abundance of colourful planting and a choice of secluded seating areas.

## OUTSIDE

Situated on Montague Road, this property benefits from its prime location in Berkhamsted, a town renowned for its historic charm, excellent schools, and vibrant community. With convenient access to local amenities, parks, and transport links, this home offers the perfect blend of town and country living.

This modern Edwardian end of terrace property on Montague Road is a rare find, combining timeless elegance with contemporary features. It offers a unique opportunity to acquire a family home that is both stylish and functional. Don't miss the chance to make this exceptional property your own. Contact us today to arrange a viewing and experience the beauty and charm of this remarkable home.

## 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. 261.9 sq. metres (2819.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using Planity.

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