



REGENT  
ESTATES

# KITSBURY ROAD, BERKHAMSTED

£950,000 Freehold

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## ACCOMMODATION

This delightful four bedroom 1930's semi-detached house offers a perfect blend of character and modern living set in a desirable location on Kitsbury Road. With four spacious bedrooms, three reception rooms and driveway parking, this property is ideal for families seeking comfort and style within a stones throw away of all Berkhamsted's amenities.

Upon entering, you are greeted by a beautifully finished interior that features three inviting reception rooms. The separate living and dining rooms provide ample space for entertaining guests or enjoying quiet family evenings. The extended kitchen dining room at the rear is a true highlight, offering a contemporary space that is both functional and aesthetically pleasing, perfect for culinary enthusiasts.

The property boasts two well-appointed bathrooms, ensuring convenience for all residents. Outside, the west-facing garden is a tranquil retreat, allowing for plenty of sunlight throughout the day. A charming garden room adds an extra dimension to the outdoor space, making it an ideal spot for relaxation or a home office/ hobby room.

This home is not just a property; it is a lifestyle choice, situated in a desirable location that combines the best of suburban living with easy access to local amenities. Whether you are looking to entertain, relax, or simply enjoy the comforts of home, this semi-detached house on Kitsbury Road is a wonderful opportunity not to be missed.

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 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing excellent connections

## 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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HP4 3HH

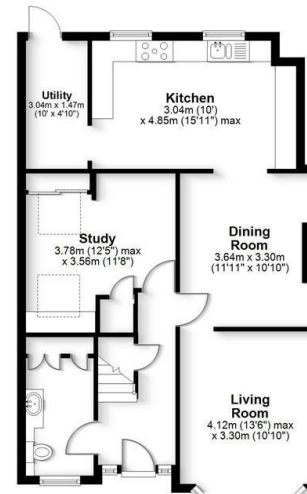
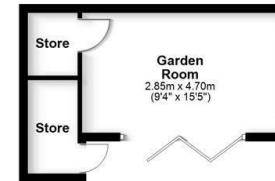
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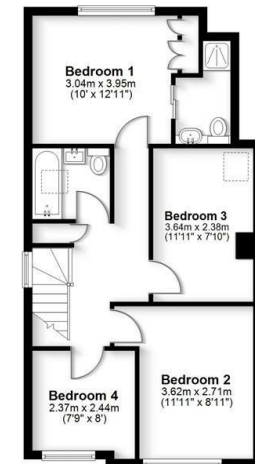




**Ground Floor**  
Approx. 88.5 sq. metres (952.1 sq. feet)



**First Floor**  
Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 141.0 sq. metres (1517.3 sq. feet)

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

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