



REGENT
ESTATES

ST. FRANCIS CLOSE, BERKHAMSTED

£1,400,000 Freehold

ACCOMMODATION

Tucked away in a private setting, this impressive four-bedroom detached family home was constructed to a high specification in 2011 and offers beautifully planned accommodation throughout.

The front door opens into a welcoming entrance lobby benefiting from a large built-in coat cupboard. A further doorway leads into the open-plan dining room with double doors opening onto the rear terrace, which flows seamlessly into the superb kitchen/breakfast room, complete with a large central island and double doors opening onto the rear terrace. Beyond the kitchen is a substantial utility/laundry room and a downstairs cloakroom.

The spacious sitting room, also with doors opening onto the rear terrace, together with double doors leading into the study, completes the ground floor accommodation.

On the first floor, the landing provides access to all bedrooms, including the principal bedroom suite with its dressing room and en-suite bathroom. There are three further bedrooms and a generous family bathroom with a separate shower.

Outside, the property is approached through double gates leading to a large single garage with an adjacent carport, along with additional driveway parking for several vehicles. To the side of the property is a terraced area leading to a charming south east facing rear garden which is mainly laid to lawn with mature borders and a spacious rear terrace. Side access to the opposite side of the property leads to the front garden.

EPC Rating: 78

Viessman condensing boiler provides gas to radiator central heating - and underfloor to all hard floor areas

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, while the mainline station provides a fast and frequent service to London (Euston).

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. 194.1 sq. metres (2089.3 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 PlanItUp.

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