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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Berkhamsted

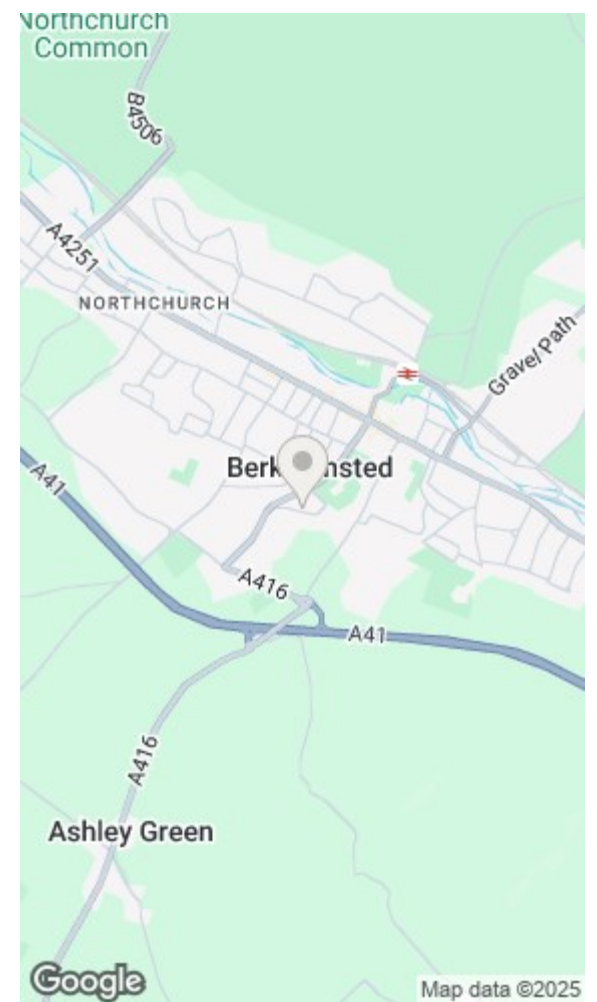
OFFERS IN EXCESS OF

£1,250,000

A seamless blend of modern style and unique character, this property is one of Berkhamsted's coolest homes. Recently refurbished and architecturally extended, it offers stylish living spaces, including two main reception rooms, a stunning kitchen/family/dining area, four bedrooms, and two bathrooms. All of this is just a short walk from the High Street.



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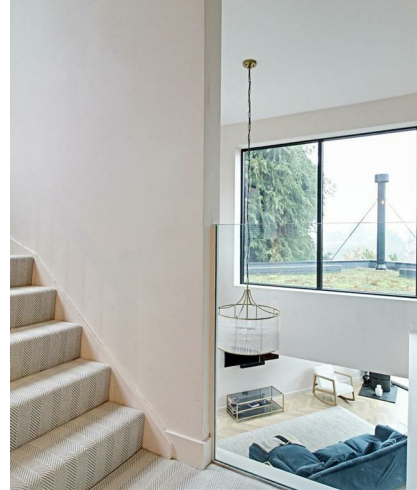


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A simply stunning family home a stones throw from the town centre and amenities.



#### Ground Floor

The front door opens into the entrance hall, where a glass balustrade overlooks the vaulted area of the lower ground floor. Stairs descend to this level, while others rise to the first floor. On the left, a door leads to a cleverly designed "lootility" room, a hybrid space combining a cloakroom and utility room. It features a two-piece suite with a low-level WC and a floating wash basin, along with a range of fitted cupboards. There's also space and plumbing for an automatic washing machine and tumble dryer. On the right, a door opens into the family room, which boasts a bay window to the front. Glass-paned doors lead to the dedicated living room, where sliding patio doors open onto a feature balcony offering stunning elevated views towards the High Street. The balcony is framed by a glass balustrade, and there's a view of the vaulted ceiling below.

#### Lower Ground Floor

The entire lower ground floor is dominated by a simply stunning open plan kitchen/dining/family space. The family space has a window to the front aspect and a cast iron contemporary style cast iron wood burning stove. There is a roof lantern that runs about 3/4 the length of this space and boasts further floods of natural light by means of the sliding patio doors which run the width of this open plan space. There is ample space for a full dining room table and chairs while the kitchen area is complimented by a large central island alongside a range of fitted base and eye level units and several drawers. There is a further lobby area at this level which opens to the side driveway.

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#### First & Second Floors

The landing area has doors opening to three of the bedrooms and stairs rising to the second floor where the principal bedroom suite is positioned with sliding doors opening to a Juliette balcony and some of the most spectacular views towards the High Street. There is both an ensuite shower room and a walk in dressing area to this space along with fitted cupboards. The family bathroom is positioned on the first floor to serve the other three bedrooms and comprises both a walk in double shower and separate bath.

#### Gardens, Driveway & Double Garage

A driveway runs down the side of the property to a private parking area and to the double garage with metal up and over door power, electric charger and light. The sliding patio doors from the open plan kitchen space open to the extensive rear garden where there is a patio area laid to porcelain slabs with recessed lighting. The main portion of the garden is laid to lawn with herbaceous borders to either side. There is a secondary composite decked area at the rear boundary which makes the perfect entertaining spot to make the most of the setting sun long into the summer evenings.



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