



Hockeridge View

Berkhamsted



Guide Price £1,350,000

entrance hall | kitchen | utility | dining/breakfast room | sitting room | conservatory | study | family/games room | first floor landing | four ensuite bedrooms | front & rear gardens | double garage & driveway parking

A beautifully presented four-bedroom detached residence offering generous and versatile accommodation, benefitting from a substantial southerly facing plot and a family-friendly cul-de-sac setting.





Stepping inside, you are greeted by a spacious and welcoming entrance hall that provides access to all principal reception areas. The dual-aspect sitting room is bright and airy, featuring three sets of french doors that flood the space with natural light throughout the day. The separate, well-appointed kitchen boasts extensive storage and a comprehensive range of appliances, including two ovens, large induction hob, microwave, wine fridge, and dishwasher. A wide archway leads into the adjoining dining/breakfast room, and from here glazed double doors open into the conservatory. Additional ground floor accommodation includes a family/games room and a dedicated study, with a utility room and a downstairs WC adding everyday practicality.

Upstairs, the principal bedroom benefits from a generous ensuite shower room and ample built-in wardrobes. The guest bedroom also features built-in storage and a private ensuite bathroom, while the remaining two bedrooms each enjoy their own ensuite and storage facilities.

Outside

The sunny rear garden extends to approximately 102 feet and offers a superb setting for outdoor entertaining or relaxed family living. To the front, a large driveway provides ample parking and access to a detached double garage.

This exceptional home offers scope for further extension, subject to the necessary planning permissions.

Tenure

Freehold.



Services

Gas fired boiler serving domestic hot water and heating.
Mains water, electricity and drainage. Fibre optic broadband.

Council tax band G (Dacorum).

Service charge of approx £100 per year.

Situation

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).



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Approximate Gross Internal Area
 Ground Floor = 121.1 sq m / 1,303 sq ft
 First Floor = 103.0 sq m / 1,109 sq ft
 Garage = 32.0 sq m / 344 sq ft
 Total = 256.1 sq m / 2,756 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	86
		EU Directive 2002/91/EC	



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