



17 Queens Road
Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

An exceptional five bedroom Edwardian home situated on a highly sought after road within easy reach of the High Street and amenities. The current owners have undertaken an extensive refurbishment and extension programme presenting this stylish property in immaculate condition.

Ground Floor

- Entrance hall
- Sitting room with bay window and feature fireplace
- Spacious kitchen/dining/family room
- Utility room with wide access to side entrance
- Stylish cloakroom

First Floor

- Three double bedrooms
- Family bathroom

Second Floor

- Principal bedroom with ensuite, dressing room and separate w/c
- Double bedroom

Outside

- Landscaped garden to lawn
- Two private patio areas for entertaining
- Two garden stores
- Gated access onto Langley Meadow



The welcoming entrance hall leads to an attractive sitting room featuring a bay window to the front aspect, feature fireplace and bespoke fitted storage. The heart of the home is the expansive kitchen/dining/family room which is a generous light-filled space boasting vaulted ceilings, Velux windows, and large contemporary sliding doors that open onto a beautifully landscaped, west-facing garden. The kitchen offers extensive storage, top-of-the-range Caple integrated appliances, a Blanco hot/filtered tap, generous quartz worktops, and a large entertaining island with induction hob and extractor. Underfloor heating runs throughout, enhancing the comfort of this highly flexible space which is perfect for entertaining or relaxed family living. A cloakroom and separate useful utility room with wide door to side access completes the ground-floor accommodation. Ascending to the first floor, there are three spacious double bedrooms, one with a wall of fitted wardrobes and a functional family bathroom. The cleverly executed loft conversion provides a generous principal suite with Juliet balcony, ensuite shower room with freestanding bath, separate w/c and a dressing room along with a second double bedroom currently used as a study. Outside, the west-facing garden is thoughtfully landscaped with level lawn and two patios, perfect for alfresco dining and evening BBQs. At the far end of the plot are an array of fruit trees, two useful sheds and a gate provides convenient access directly onto Langley Meadow.



Approximate Gross Internal Area
 Ground Floor = 71.5 sq m / 770 sq ft
 First Floor = 49.6 sq m / 534 sq ft
 Second Floor = 39.7 sq m / 427 sq ft
 Shed = 6.8 sq m / 73 sq ft
 Total = 167.6 sq m / 1,804 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.
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There is an extensive choice of highly reputable private and state maintained schools within the town and surrounding areas.



Mainline fast rail service from Berkhamsted to London Euston approx. 30 minutes.



Extensive shopping facilities within the town from independent local shops and boutiques to a choice of supermarkets including Waitrose and M&S Food Hall.



Superb road links with excellent access to M1, M25 and A41.



A wide range of sporting and recreational facilities include the sports centre, tennis, cricket and golf clubs and fine countryside ideal for walking, cycling and riding within Ashridge Forest.



There is an excellent choice of places to dine out, with many bistros and pubs dotted along the High Street.

EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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