



Kitsbury Road  
Berkhamsted





## Offers In Excess Of £870,000

Entrance hall | sitting room | dining room | kitchen/breakfast room | WC | first floor landing | two double bedrooms | family bathroom with separate shower | second floor double bedroom | rear garden | garden room | garage

VIDEO. A stylish, newly renovated and extended three-bedroom Victorian terraced home, offering off-road parking and ideally located for easy access to the town centre and mainline station.





This beautifully renovated period home includes a charming sitting room featuring a fireplace and bay window, creating a welcoming space to relax. Beyond this, the dining room offers excellent additional reception space, perfect for entertaining. Natural brushed and oiled oak flooring flows through both rooms, enhancing the home's contemporary feel.

To the rear, the stunning kitchen/breakfast room forms the heart of the home. Designed with a vaulted ceiling and Velux windows, the space is filled with natural light. A comprehensive range of units is complemented by quality worktops and integrated appliances including an oven, hob, microwave and dishwasher. Bifold doors open directly onto the garden, offering seamless indoor-outdoor living. A discreet downstairs WC completes the ground floor.

The first floor offers two generous double bedrooms along with a beautifully finished contemporary family bathroom, featuring both a separate shower and a free standing bath. A further spacious bedroom is located on the second floor, ideal as a principal bedroom or guest room.

#### Outside

Outside, the delightful rear garden is mainly laid to lawn and provides a peaceful setting. A contemporary garden office with lighting, power sockets and heating, offers an excellent solution for those working from home. The property also benefits from a garage, suitable for use as a workshop or gym, with additional space to park a small car behind.



#### Tenure

Freehold.

#### Services

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

Council tax band D (Dacorum).

#### 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).

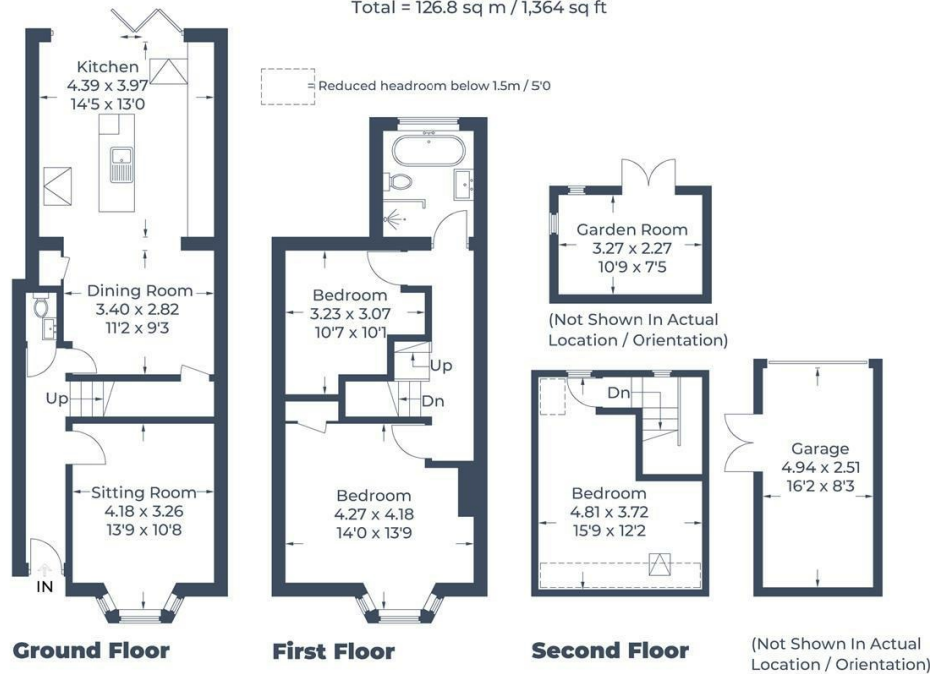




# Kitsbury Road

## Berkhamsted

Approximate Gross Internal Area  
 Ground Floor = 51.1 sq m / 550 sq ft  
 First Floor = 38.2 sq m / 411 sq ft  
 Second Floor = 17.8 sq m / 191 sq ft  
 Outbuildings = 19.7 sq m / 212 sq ft  
 Total = 126.8 sq m / 1,364 sq ft



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		72	78
		EU Directive 2002/91/EC	



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.

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