



## Cross Oak Road

Berkhamsted, Hertfordshire, HP4 3EH



## Classic Charm meets modern luxury.

Located in the heart of Berkhamsted town centre, within the Conservation Area, this handsome Edwardian villa offers an exquisite blend of classic charm and modern luxury.

Boasting four bedrooms and three bathrooms, this wonderful family home has been meticulously extended to provide around 1,459 sqft of beautifully presented accommodation, arranged over three levels.

The ground floor features three delightful spaces, with the standout being the incredible kitchen/family room. This sociable hub, enhanced by high vaulted ceilings and an impressive view of the rear garden, is bathed in natural light through six skylights and double-height Crittall-style windows and doors, finished in sleek modern black. Adjacent to the kitchen is a neat utility room equipped with a separate sink, a small work surface, and ample space for a washing machine and tumble dryer.

As you move through the house, the dining room offers built-in storage for coats.

Offers in excess of: £900,000  
Tenure: Freehold



The front living room is a cosy retreat with a decorative fireplace. This room also features custom built-in storage, including a beautiful cushioned window seat with additional storage below.

On the first floor, the principal bedroom spans the full width of the property and includes custom-built wardrobes and an en suite shower room. Two further bedrooms and a family bathroom complete this floor. A secondary staircase leads to the second-floor loft conversion, which offers another bedroom with an en suite shower room.

Externally, the rear garden has been expertly landscaped to create a private oasis. It includes a paved seating area with a built-in fireplace, an artificial lawn, raised beds, and a timber shed for storage. This home truly combines the elegance of Edwardian architecture with the comforts of contemporary living, making it an ideal family residence.

## Location

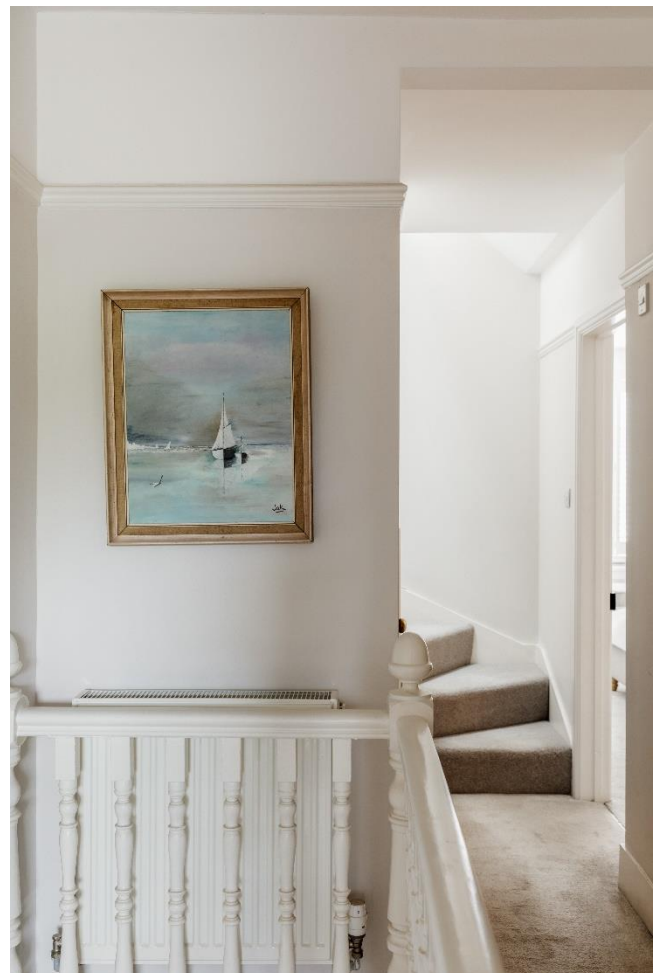
Berkhamsted is an affluent commuter town, attracting people from all over the country with its perfect blend of amenities and countryside. Providing a haven from the madding crowd, but offering just the right balance of hustle and bustle to make it a vibrant and thriving place in which to live, the local area has much to offer, from historic roots to acres of nearby open spaces, many deemed Areas of Outstanding Natural Beauty.



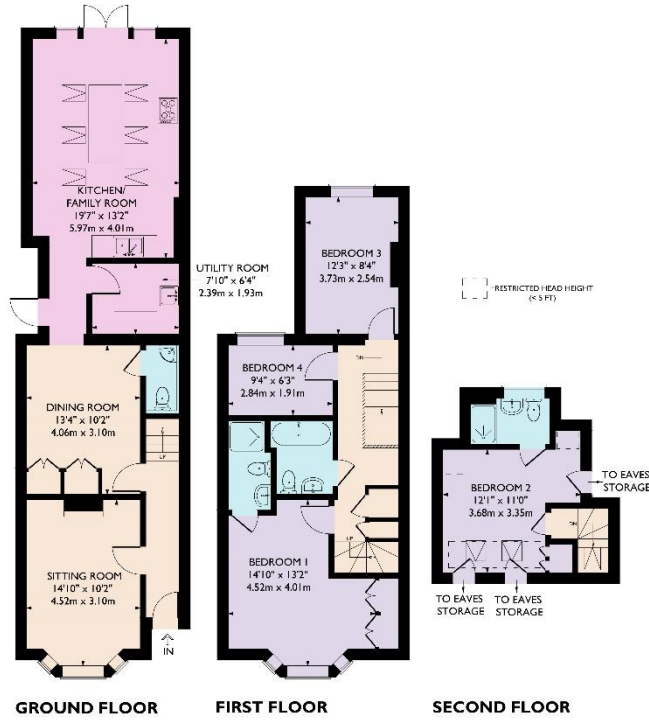
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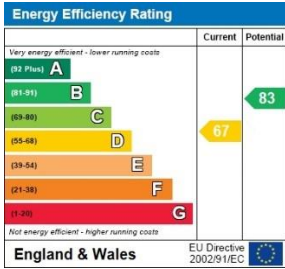


APPROXIMATE GROSS INTERNAL AREA = 1435 SQ FT / 133 SQ M



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



Council Tax Band: E

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