



Shrublands Avenue

Berkhamsted, Hertfordshire HP4 3JH



Edwardian elegance in a prime location.

This very well-presented, four bedroom Edwardian home is situated in one of Berkhamsted's most sought after locations, close to town, primary schools, and within the Conservation Area.

This elegant property benefits from high quality fixtures and fittings and offers generous, extended living accommodation, all set over three floors, with Anderson solid oak double-glazed sash windows, a new slate roof fitted in 2007 and with copious storage throughout.

From the pretty tiled pathway and in through the front door, the ground floor includes an eye-catching curved entrance hall, which leads through to the first of the property's two principal reception rooms - the sitting room; a lovely half-panelled room, bathed in natural light thanks to its large bay window. Both reception rooms have oak flooring as well as cast iron radiators.

Further into the house, the good size family room has bespoke fitted cupboards under the stairs while, to the rear of the house, the open-plan kitchen/dining room extends an impressive 26ft. Worktops are Maia acrylic resin composite, with a Bosch double oven and hob and Marmoleum flooring.

Guide price: £825,000
Tenure: Freehold



The dining area is particularly attractive, featuring a vaulted ceiling and beautiful blue stained glass French doors out to the rear garden, which are protected by an Italian glazed canopy.

The four bedrooms are set over the two upper floors. The landing benefits from a sun pipe and concealed storage cupboards. The main bedroom is positioned on the top floor and enjoys beautiful garden views from the dormer window-seat. Below it, at the foot of the stairs, there is a small shower room which helps create a self-contained principal bedroom suite.

The remaining three bedrooms are located on the middle floor, along with a smart family bathroom, which has a rain-drench shower fitted over the bath. One of the bedrooms has a mezzanine floor above, complete with choice of two ways of accessing it: a climbing wall for those feeling really fit, or traditional staircase for those less adventurous!

Outside, and perhaps one of the biggest advantages of properties on this side of Shrublands Avenue, is the 100ft south-easterly facing rear garden. A beautiful space, partially laid to lawn with well stocked beds and two pretty terrace areas to catch the early and late sun,.



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.

Modern Berkhamsted began to expand after the canal and the railway were built in the 19th century. However, its historic roots can be traced back to 1066 when William the Conqueror became King and the magnificent Berkhamsted Castle was built for him, substantial ruins still remain today just a short walk from the town centre..



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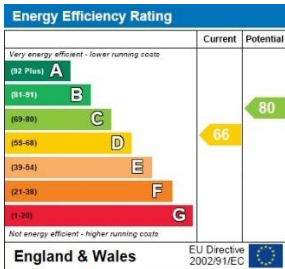
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APPROXIMATE GROSS INTERNAL AREA = 1418 SQ FT / 132 SQ M
 GARDEN CABIN = 109 SQ FT / 10 SQ M
 TOTAL = 1527 SQ FT / 142 SQ M



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 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale or ens stated. Windows & door openings are approximate. All this energy claim is given in the preparation of this plan, please check all dimensions, areas & compare before finalising any decisions related to them.



Council Tax Band: E

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Berkhamsted Office | 01442 863000
 152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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