



Elizabeth II Avenue

Berkhamsted, Hertfordshire HP4 3BF



21st Century contemporary family living.

Situated in a desirable residential close, stylishly extended and beautifully presented, this highly specified property is the epitome of 21st century contemporary family living.

Downstairs, light-filled living spaces include a formal sitting room and a separate family room, plus there is also a modern fitted cloakroom located just off the wide, welcoming hallway.

However, perhaps the highlight of this fine home is the capacious, open-plan kitchen/dining room positioned at the rear of the house; beautifully appointed and overlooking the garden, it features a stunning atrium roof and glazed sliding doors out to the garden. Extending the full width of the house, it is amply proportioned to allow plenty of space for a large dining table. The kitchen itself is contemporary in design, boasting attractive gloss white and dark grey units, and incorporating an integrated hob and twin ovens. The property also includes a well-appointed utility room.

Offers Over: £1,000,000
Tenure: Freehold

Upstairs, from the good size first floor landing, there are a total of four bedrooms.



The principal bedroom suite, decorated in sumptuous, rich dark green, features a large walk-in bay window, and has a dressing area with fitted wardrobes. The stylish en suite shower room is contemporary and beautifully appointed. The remaining rooms are served by the equally attractive family bathroom.

Externally, the rear garden is very private, thoughtfully landscaped to create different seating areas, all nestled in amongst attractive planting. Of particular note, a large covered pergola creates the ideal entertaining space for family barbecues. The rear garden enjoys a south-westerly aspect.

Finally, the property enjoys the convenience of a garage and parking for a further three cars..

Location

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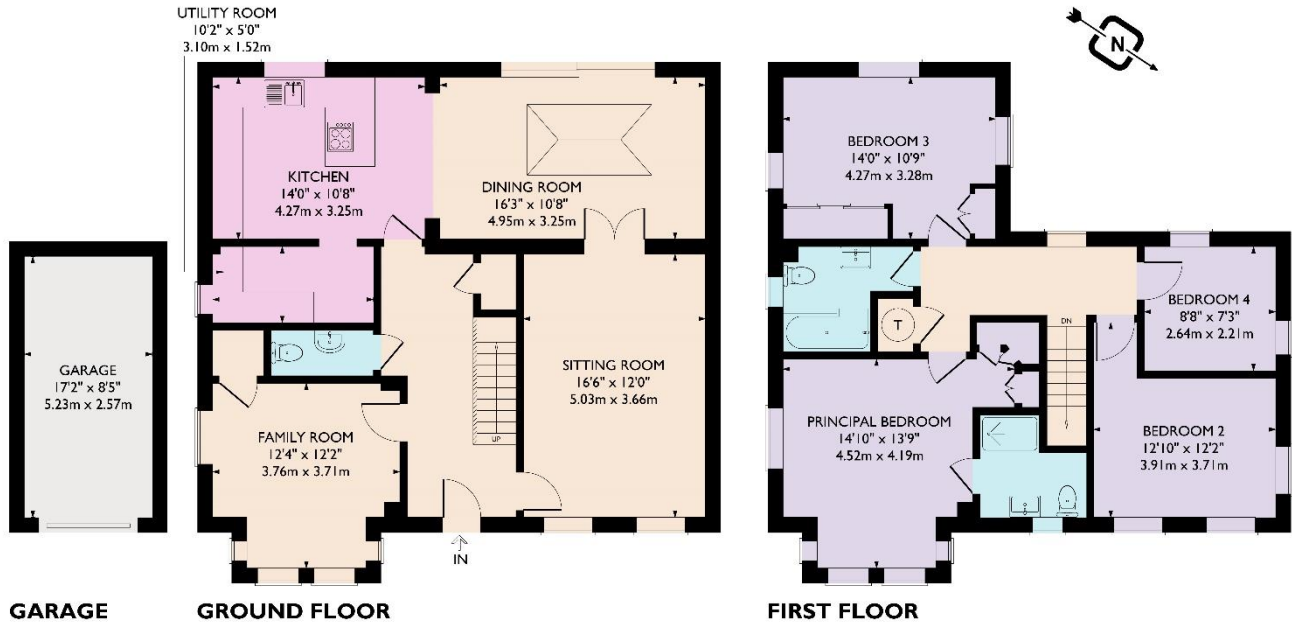
Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.



APPROXIMATE GROSS INTERNAL AREA = 1731 SQ FT / 161 SQ M
 GARAGE = 144 SQ FT / 13 SQ M
 TOTAL = 1875 SQ FT / 174 SQ M



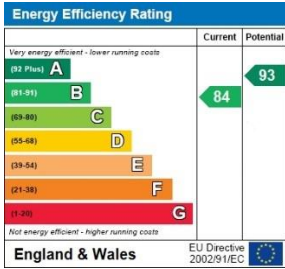
GARAGE
 (NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)

GROUND FLOOR

FIRST FLOOR

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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, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: F

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