



## Traditional detached family home in popular area

**36 Upper Hall Park, Berkhamsted, Hertfordshire, HP4 2NP**

Freehold

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- Hall • cloakroom • lounge • dining room • family room
- kitchen/breakfast room • utility room • 5 bedrooms
- 2 en suite shower rooms • family bathroom • loft room
- double length garage • gardens • swimming pool
- EPC rating = D

### Description

A handsome 1930's built detached property offering a spacious family sized layout which is well presented throughout. The attractive central entrance provides access to the three well-proportioned reception rooms with both the dining room and sitting room having feature fireplaces. The family room has a rounded bay window. The kitchen/breakfast room is well fitted with an extensive range of units incorporating a range cooker with space for a table and chairs.

Upstairs there are four double bedrooms with a fifth bedroom ideal as a dressing room, nursery or study. The evenly sized second and third bedrooms, to the left of the half landing, both have contemporary en suite shower rooms with a similarly well appointed family bathroom, incorporating both a roll top bath and shower enclosure, serving the remaining. Bedroom one and two both have floor to ceiling fitted wardrobes. The front bedrooms have far reaching views across the roof tops. A further staircase from the landing leads to the bonus loft room with skylights and eaves cupboards ideal for leisure or hobbies.

The property occupies an elevated position with sweeping illuminated walled

steps leading to the front door. The driveway provides access to the integral double length tandem garage.

The large rear garden, backing on to fields has been landscaped into tiers to include paved areas for al fresco entertaining together with a wonderful heated swimming pool and areas of extensive lawn beyond.

### Situation

Located in a popular residential area leading off Berkhamsted High Street, under a mile from the vibrant town centre with its extensive range of shopping facilities, restaurants and coffee houses. The main line station provides a regular London commuter service into Euston in around 30 minutes. The A41 connects to the M25 at Junction 20.

Educational facilities in the area include Berkhamsted School the popular independent school for boys and girls.

### Tenure

Freehold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





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**Approximate Area** 221.8 sq m / 2387 sq ft

**Garage** 23.2 sq m / 250 sq ft

**Total** 245 sq m / 2637 sq ft

**Contact**

Savills Amersham

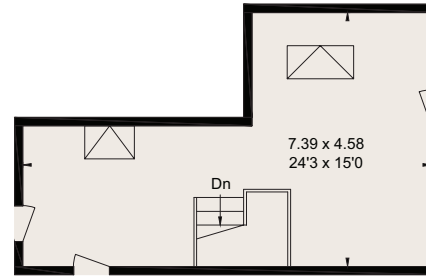
**01494 725636**

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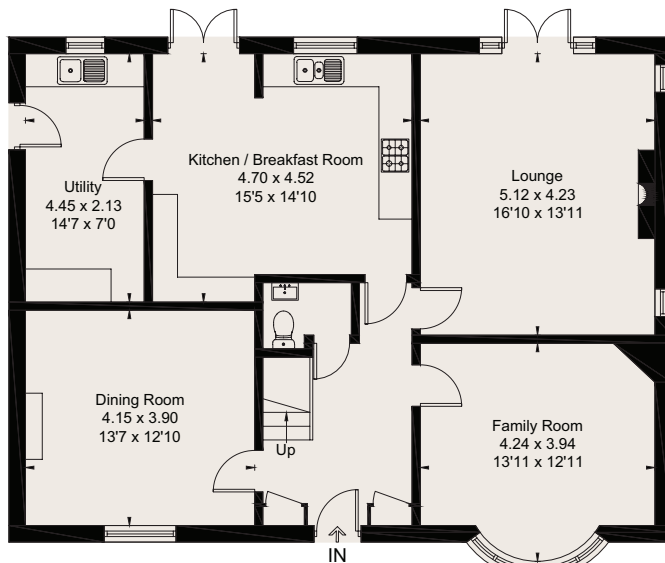


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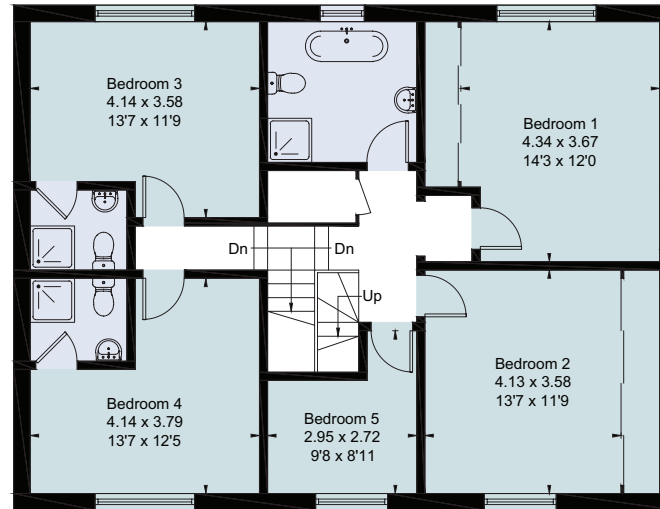
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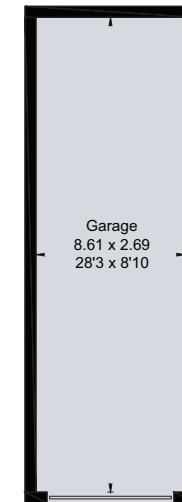
Second Floor



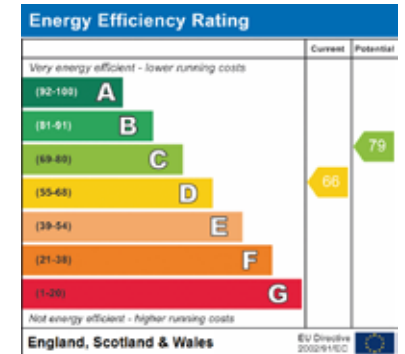
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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