



An exceptional family home with views

13 Hall Park Hill, Berkhamsted, Hertfordshire, HP4 2NH

Freehold



Entrance hall • lounge • T.V. room/snug • kitchen/dining/ family room • utility room • cloakroom • 4 double bedrooms • 3 bath/shower rooms • studio/office • landscaped gardens • garage • EPC rating = D

Description

An attractive detached family home, extended and improved to offer beautifully presented accommodation with a light and spacious feel throughout, arranged over two well planned floors.

The living accommodation comprises an elegant triple aspect formal living room with feature fireplace, a bay front T.V. room/snug and a spectacular kitchen/dining room/family room. This exceptional open plan family space has been cleverly designed to provide an extensive, fully intergrated kitchen area with matching island, a central dining area and open living space. There are three sets of bi-folding doors bathing the room in natural light and opening seamlessly onto the rear garden. There is also a separate utility room and cloakroom.

The bedroom accommodation has been enlarged to offer four double bedrooms served by three remodelled and well-appointed bath/shower rooms.

The house is situated on a beautifully landscaped plot with a large patio spanning the rear of the house and leading to tiered lawns beyond.

To the rear of the garden is a superb studio or home office and additional terrace ideal as an outside entertaining area. The property is approached over a brick paved driveway which provides ample parking and leads to the integral garage.

Situation

Located in one of the residential roads that lead off Berkhamsted High Street, under a mile of 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 include Berkhamsted School, the popular independent school for boys and girls.

Energy Performance

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Viewing

Strictly by appointment with Savills





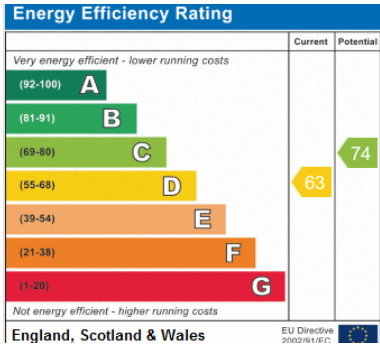
Main House 270 sq m/2903 sq ft
Garage 16 sq m/168 sq ft
Studio 20 sq m/215 sq ft
Total 305 sq m/3286 sq ft

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