

4 BEDROOM DETACHED HOUSE FOR SALE IN BERKHAMSTED

REF: 3521827

Offers Over **£1,495,000**



PROPERTY FEATURES

- Superb town location
- 4 double bedrooms, 2 en-suite
- Two generous reception rooms
- Solar panels
- Endless heated swimming pool
- EPC Rating B
- Council Tax Band G

A spacious four bedroom home presented in good condition and situated on one of Berkhamsted's most desirable roads within easy reach of the town centre and mainline station.

Rosebank is a superb four bedroom detached home situated in one of the town's most desirable roads. The property offers excellent accommodation with two generously proportioned reception rooms and four double bedrooms, two of which are en-suite. The sitting room is of particular note, measuring approx 6.15m x 3.96m wall to wall. This vast room has a bay window ensuring plenty of natural light floods the room and gas fireplace providing a central focal point. The study is also spacious and could be utilised as a family room should one not require a study. The kitchen is open plan to the dining area, an ideal space for entertaining family and friends. On the first floor, the master bedroom has fitted wardrobes and an en-suite shower room. There is another double bedroom with en-suite and two further double bedrooms and the bathroom. The current owners have carried extensive works to the rear garden transforming it into a delightful and useable space which can be enjoyed by all the family, including a 6m tidal pool. The driveway offers ample parking and the garage completes the accommodation. Doctors Common Road is considered to be one of the most desirable roads in Berkhamsted offering easy access to the High Street and mainline railway station.


PROPERTY PHOTOS



LOCATION

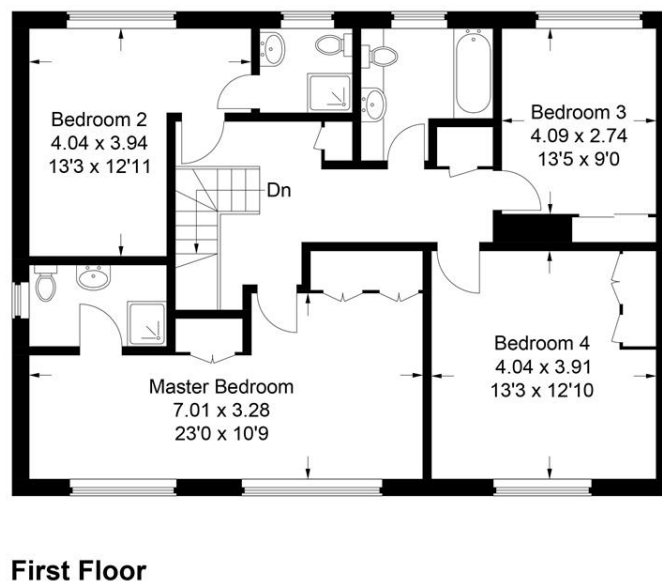
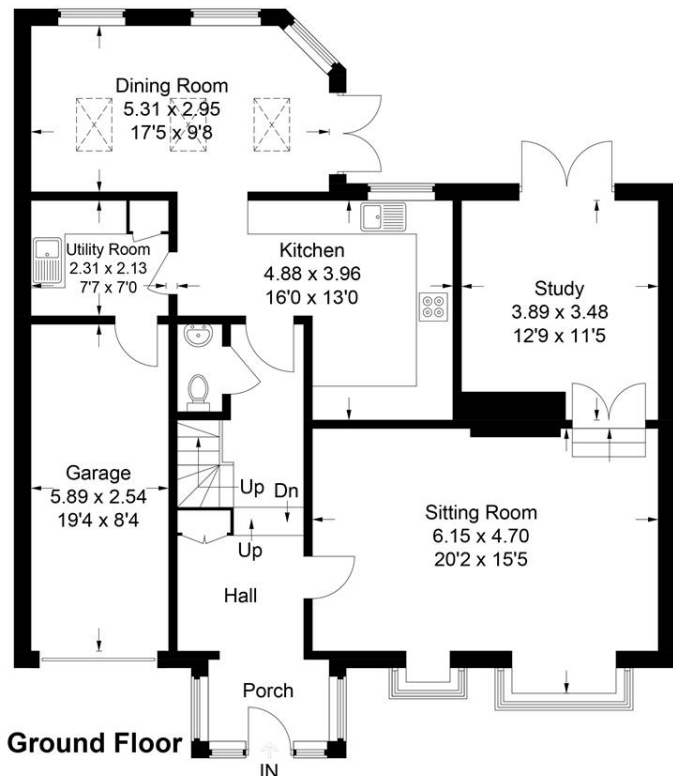
EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

FLOORPLANS

Approximate Gross Internal Area
214.5 sq m / 2,309 sq ft



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