

*hamiltons*  
ESTATE AGENTS

Meadway  
Berkhamsted





*"An impressive five bedroom family home finished to the highest of standards, the property is situated in a highly regarded location close to the train station and town centre..."*



An impressive five bedroom family home finished to the highest of standards, the property is situated in a highly regarded location close to the train station and town centre. Accommodation comprises: entrance hallway, cloakroom, spacious sitting room, stunning open plan kitchen/breakfast /snug opening onto a vaulted dining room with doors opening onto the rear gardens. Kitchen beautifully fitted with quartz work surfaces, a breakfast bar and a range of fitted appliances including a range cooker, utility room and family/games room. To the first floor, this attractive family home enjoys a generous master suite with fitted wardrobes and an en suite bathroom, four further bedrooms and a family bathroom. The gardens have been tastefully landscaped and are mainly laid to lawn. To the rear there is a generous patio area for entertaining, the gardens are wonderfully mature with herbaceous shrub borders and a selection of specimen trees. The property is approached via an electric gate leading to a gravel driveway, where there is driveway parking for several vehicles and a double garage.

Meadway  
Berkhamsted

Offers in Excess of £1,795,000



#### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, under stairs storage, doors to the ground floor accommodation, door to WC: frosted window to the rear aspect, wash hand basin with under storage and mixer taps, tiled to splash sensitive areas, low level WC.

#### KITCHEN

**24'1 x 12'8 (7.35m x 3.87m)**

Open plan kitchen with bay window with wooden shutters to the front aspect, French doors leading to the rear aspect, a range of base and wall units with quartz work surfaces, sink with drainer and mixer taps, range cooker with integrated extractor, integrated dishwasher, integrated fridge, breakfast bar with space under for stools, radiator, opening onto the snug, large integral fridge freezer, radiator, Velux windows to the side aspect, doors to the utility and the dining room.

#### UTILITY

**17'0 x 8'2 (5.43m x 2.48m)**

Range of base and wall units with complementing work tops, single bowl stainless steel sink with mixer taps, tiled to splash sensitive areas, space and plumbing for a

washing machine, space for a tumble dryer, radiator, storage cupboard, window to the front aspect.

#### DINING ROOM

**12'11 x 12'2 (3.94m x 3.71m)**

Double doors leading from the snug area, full height windows to the rear aspect with double door leading out to the patio area, vaulted ceilings with exposed beams, storage, radiator.

#### SITTING ROOM

**28'1 x 12'5 (8.35m x 3.78m)**

Bay window to the front aspect, door leading to the rear aspects and the garden area, open fireplace with cast iron surround and mantel, radiator, door leading through to the family/games room.

#### FAMILY ROOM / GAMES ROOM

**28'3 x 12'8 (8.62 m 3.85m)**

Window to the front aspect and to the rear aspect, radiator.

Stairs rising to:

#### LANDING

Window to the rear aspect, doors to all first floor accommodation, storage housing hot water tank, access to the loft space that is fully boarded.

#### BEDROOM ONE

**21'4 x 12'7 (6.50m x 3.83m)**

Double glazed window to the front aspects, a range of built in storage, door to en suite: 12'7 x 6'7 (3.83m x 2.01) tiled to splash sensitive areas, heated towel rail, two windows to the rear aspect, shower cubicle with overhead shower attachment, bath with hot and cold taps, low level WC, wash hand basin with mixer taps.

#### BEDROOM TWO

**13'0 x 10'8 (3.95m x 3.25m)**

Window to the front aspect, built in wardrobes, radiator.

#### BEDROOM THREE

**12'5 x 10'4 (3.78m x 3.14m)**

Window to the front aspect, radiator

#### BEDROOM FOUR

**12'6 x 7'10 (3.81m x 2.39m)**

Window to the rear aspect, radiator.

#### BEDROOM FIVE

**9'4 x 7'5 (2.85m x 2.27m)**

Window to the front aspect, radiator.

#### FAMILY BATHROOM

**12'8 x 8'8 (3.85m x 2.65m)**

tiled to splash sensitive areas, heated towel rail, two windows to the rear aspect, shower cubicle with overhead shower attachment, bath with hot and cold taps, low level WC, wash hand basin with mixer taps.

#### OUTSIDE

The plot is approximately just over ½ an acre in total. Front: double garage with electric up and over doors with power and lights, gravel driveway parking for several vehicles, front garden mainly laid to lawn with mature shrubs and trees, property is accessed via electric gate. Rear: mainly laid to lawn with mature shrub borders, patio area, side access.

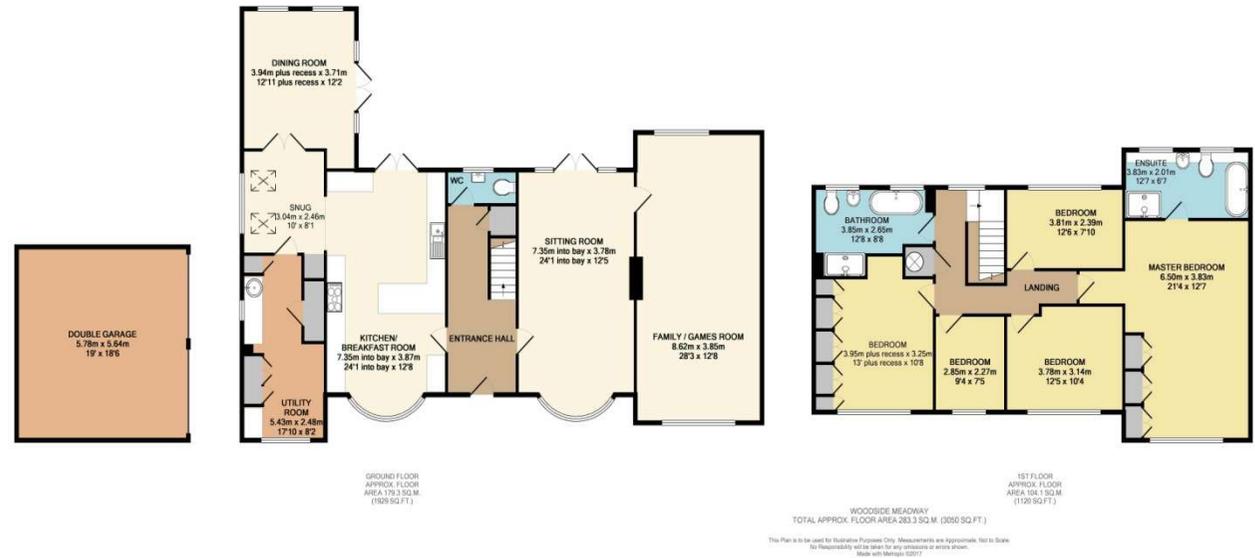


These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-81) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 Plus) A			
(81-81) B			
(69-80) C			
(55-68) D		56	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Total Approx. Floor Area 3048 SQ.FT (283.2 SQ.M)**

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Viewing strictly by appointment with Hamiltons

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