



This handsome, beautifully presented four bedroom Victorian home enjoys an excellent location towards the upper end of the street, and comes with the all-important bonus of its own parking. A well-loved home for the same family for more than 37 years, the property has been sympathetically extended to provide surprisingly spacious, light-filled rooms. The home is gorgeous as it is, with a warm and welcoming ambience, but there is also the potential to extend and remodel if desired, subject to obtaining the necessary planning permission. Inside, the sitting room is elegant and spacious, and follows on to the added addition of a study, plus a large conservatory. The adjacent dining room leads through to the kitchen, which is fitted with modern, attractive units. Beyond, a separate utility room can be found, together with a cloakroom. Upstairs, the property has four bedrooms, three benefitting...

MAIN FEATURES

- Characterful semi-detached family home
- Walking distance to town and station
- Four bedrooms
- Sought after location

TRANSPORT LINKS

- ≡ Berkhamsted Rail Station - 0.53 miles
- ≡ Tring Rail Station - 3.49 miles
- ≡ Hemel Hempstead Rail Station - 3.76 miles

NEARBY SCHOOLS

- Heath Lane Nursery School - 4.14
- St Thomas More Roman Catholic Primary School, a Voluntary Academy - 0.31
- Ashlyns School - 0.63

Nash
Partnership

KITSBURY ROAD, BERKHAMSTED
£1,275,000 GUIDE (FREEHOLD)
4 BEDROOMS, 4 RECEPTIONS, 2 BATHROOMS

ADDITIONAL IMAGES:



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC





APPROXIMATE GROSS INTERNAL AREA = 1689 SQ FT / 157 SQ M



© Nash Partnership

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.