



Gilbert Way  
Berkhamsted

## Offers In Excess Of £925,000

porch | entrance hall | living room | kitchen/breakfast room | dining room | study | two bedrooms | family bathroom | first floor landing | master bedroom with ensuite shower and dressing room | a further bedroom with ensuite shower | detached garage & driveway parking | separate office | front & rear gardens

An attractive four double bedroom semi-detached home offering generous and flexible accommodation in a cul-de-sac setting, conveniently located for schools and the town centre.

The spacious entrance hall gives access to all of the ground floor accommodation including a characterful living room, kitchen/breakfast room with patio doors to the rear, dining room and a separate study.

The ground floor also houses two generous bedrooms and the modern family bathroom.

The first floor is comprised of a master bedroom with ensuite shower and dressing room, plus a second double bedroom also featuring an ensuite shower. In addition, there is useful eaves storage.

Outside, a large detached garage includes space above, and there is the benefit of block-paved driveway parking to the front. A separate office is accessed via the garage. The charming rear garden includes decked and paved areas, a delightful, covered seating area, with the remainder mainly laid to lawn.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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