



Sheldon Way  
Berkhamsted

# Sheldon Way

Berkhamsted

## Offers In Excess Of £760,000

entrance hall | living room | kitchen/dining room | WC | first floor landing | three bedrooms | family bathroom | second floor landing | two ensuite bedrooms | front & rear gardens | separate play room & storage space with family room above

A spacious, modern townhouse benefitting from separate two-storey accommodation, situated within easy reach of the Grand Union canal, town centre and mainline station.

A generous open-plan kitchen/dining room benefits from two sets of french doors giving access out to the terrace, ideal for outdoor dining. The kitchen includes integrated double oven, gas hob, fridge/freezer and dishwasher. The ground floor is completed by a sunny living room to the front, plus a convenient cloaks/WC.

The first floor includes a lovely light room which features two sets of french doors opening on to a balcony with superb views. It is currently used as a bedroom, but could easily serve as an additional reception. There are a further two bedrooms and a family bathroom on this floor. The second floor is comprised of a generous master bedroom and a further double bedroom, each featuring a modern ensuite shower along with Juliet balconies.

Outside, there is a small lawned garden to the front with a wonderful outlook over the Bulbourne. The rear garden features a paved terrace plus an area of artificial turf with attractive planting. A separate double garage has been converted to offer a playroom and storage area. Accessed via stairs in the garden, a superb first floor family room features french doors and Juliet balconies.

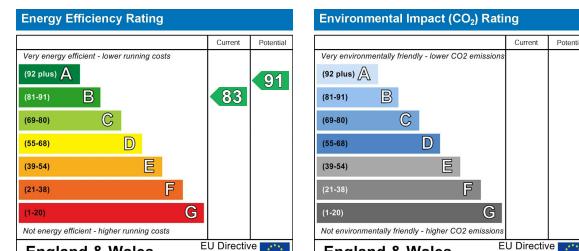
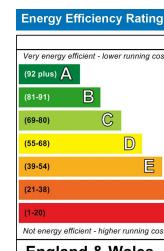
### Services

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.



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