Elizabeth II Avenue

, HP4 3BF

Elizabeth II Avenue

, HP4 3BF

Guide Price £1,100,000

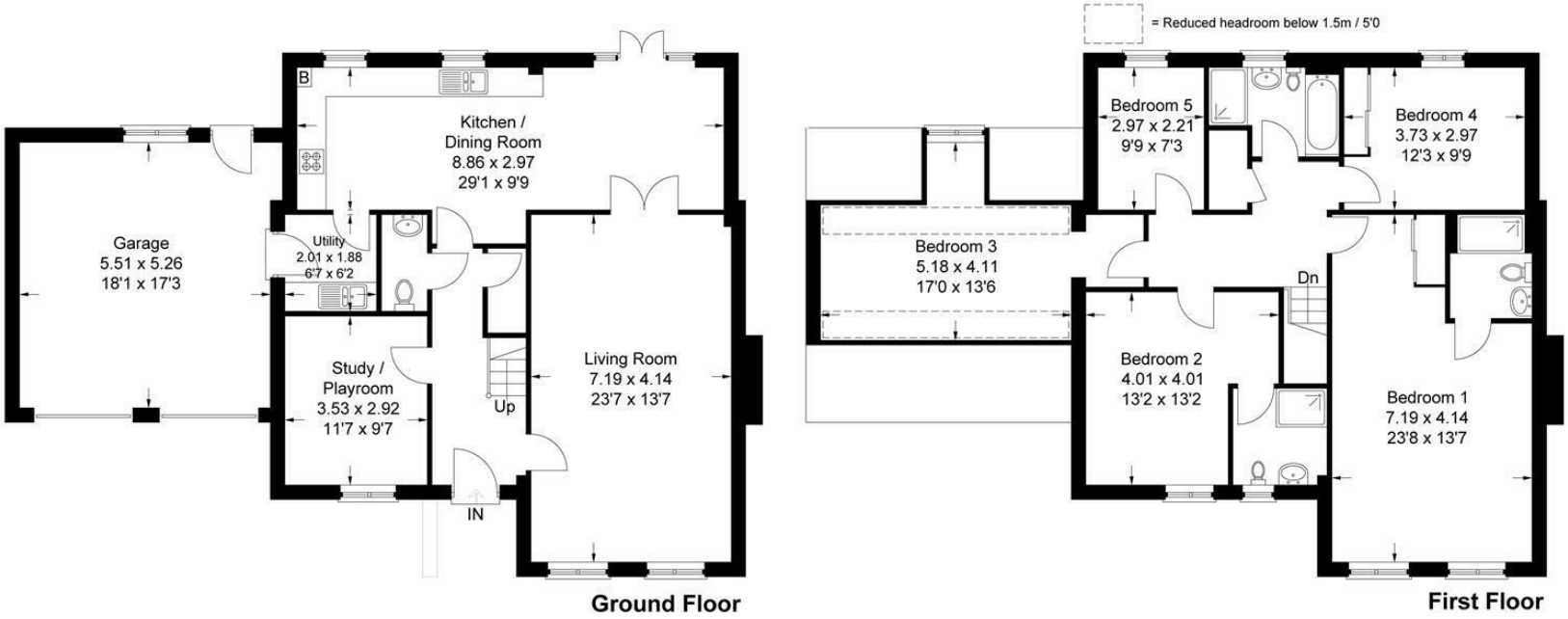
- Sitting room
- Kitchen/dining room
- Study/playroom
- Utility with access to double garage
- Principal bedroom with ensuite and dressing area
- Guest bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Landscaped rear garden
- Double garage and driveway parking for 2 cars

Elizabeth II Avenue

, HP4 3BF

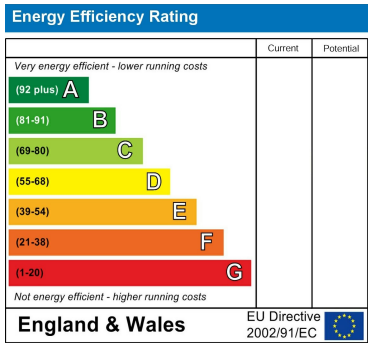
Completed in 2017, 33 Elizabeth II Avenue is an immaculate and stylish home which the current owners have lovingly upgraded, showcasing a stylish and contemporary interior. The welcoming entrance hall is bright and spacious and leads through to the principal reception rooms. The sitting room is of excellent proportions with feature fireplace and double doors leading to the kitchen/breakfast room. The study/ play room is to the front aspect and is flexible to a number of uses. The open plan kitchen/ dining room has been stylishly designed and offers a wonderful space in which to entertain with French doors leading out to the garden. Completing the ground floor there is an excellent sized separate utility with direct access to the double garage and a cloakroom. On the first floor the principal bedroom is generous in size and is flooded with natural light from two windows to the front aspect and benefits a dressing area and en-suite. The guest bedroom is also of excellent proportions with a dressing area and en-suite. To complete the first floor, there are three further bedrooms, one currently used as a second study come bedroom and a family bathroom. To the rear, the garden can be accessed from French doors from the kitchen/dining room onto an area of patio. The garden has a sizable area of lawn and has been beautifully landscaped with mature trees to the rear offering a good degree of privacy. There is gated access to the front of the property where there is parking for two vehicles and a double garage.

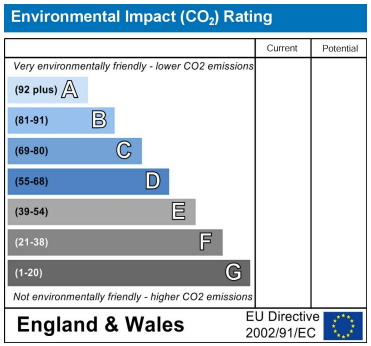
Approximate Gross Internal Area
Ground Floor = 117.2 sq m / 1,262 sq ft(Including Garage)
First Floor = 102.2 sq m / 1,100 sq ft
Total = 219.4 sq m / 2,362 sq ft



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.

© CJ Property Marketing Ltd Produced for Fine & Country





Fine & Country Berkhamsted
130 High Street, Berkhamsted, Hertfordshire, HP4 3AT
01442 877 627
berkhamsted@fineandcountry.com