

Ivy House Lane

, HP4 2PP

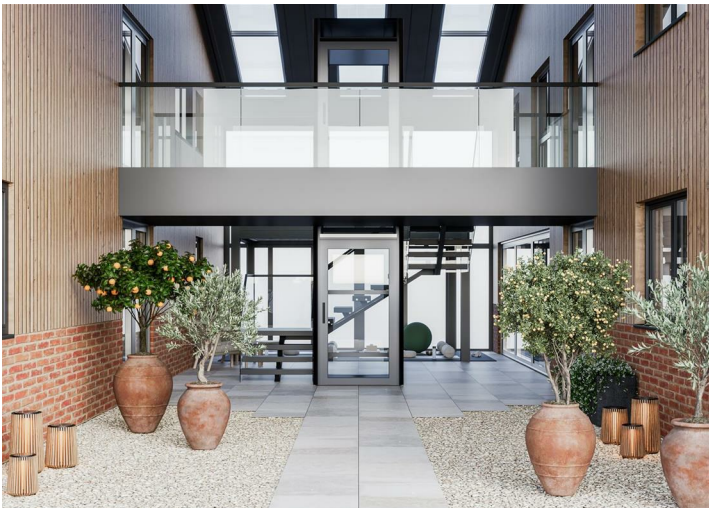


Ivy House Lane

, HP4 2PP

Guide Price £1,100,000

- Exclusive development of just 5 properties
 - Wonderful views
 - Lift access to first floor
- Balconies to first floor apartments
- Terraces to ground floor apartments



Ivy House Lane

, HP4 2PP

Property Features:

- Kitchens: All properties feature Masterclass kitchens in a modern shaker style, with Quartz countertops. Integrated Neff appliances include two single ovens, an 80 cm induction hob with a built-in extractor, a fridge/freezer, a wine fridge, and a dishwasher. A Quooker tap is also installed, providing both boiling and filtered water.
- Bathrooms: Each bathroom is fitted with Villeroy & Boch sanitary ware, brushed stainless steel taps, porcelain tiles, mirrored cabinets with heated mirrors, and underfloor heating.
- Heating: Each property has underfloor heating throughout, pressurized hot water cylinders
- Flooring & Carpets: Common living spaces feature engineered wood flooring, while all bedrooms are carpeted and come with built-in wardrobes in the principal bedroom.
- EV Charging: Each property is provided with an EV charging point in the parking area.

Property Breakdown:

Apartment 1 (Approx. 2,174 sq. ft.)

A spacious ground-floor apartment with four double bedrooms, two of which are en-suite. The other two bedrooms share a family bathroom. The main living area is open-plan, incorporating the kitchen, dining, and sitting areas. The generous hallway leads to a cloakroom, with a separate utility room and plant room off the main living area.

Apartment 2 (Approx. 1,638 sq. ft.)

A superb three-bedroom ground-floor apartment featuring an expansive open-plan living space that combines the kitchen and dining areas. The principal bedroom includes a dressing area and an en-suite with both a bath and a separate shower. Two additional double bedrooms come with fitted wardrobes and share a bathroom. A utility room and plant room complete the accommodation.

Apartment 3 (Approx. 2046 sq. ft.)

An exceptional first-floor apartment offering three bedrooms and a covered balcony with extensive views across the countryside. The principal bedroom features an en-suite and dressing area, while the second double bedroom also has an en-suite. The third double bedroom shares a family bathroom. The open-plan kitchen, dining, and sitting area provides access to the balcony. Additional features include a utility room and cloakroom.

Apartment 4 (Approx. 1521 sq. ft.) Under Offer

This three-bedroom first-floor apartment also boasts a covered balcony with beautiful views across open countryside. The principal bedroom includes an en-suite and dressing area, while two additional double bedrooms share a family bathroom. The large, open-plan kitchen, dining, and sitting area provides access to the balcony. There is also a separate utility/plant room.

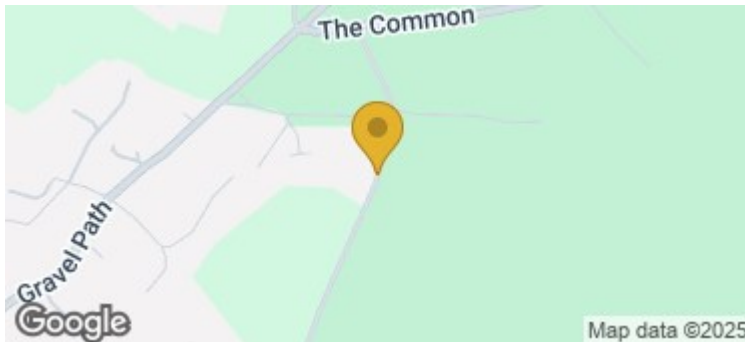
PLOT 2



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



152.27 sqm / 1638 sq.ft



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.