



Bell Lane, Northchurch Berkhamsted HP4 1DJ



Upon entering the property you are greeted with an open plan living accommodation on the ground floor. To the front of the property is a lounge area with a beautiful cast-iron fireplace and decorative beams wooden beams which span across the ceiling. The property then flows into the dining room where there is also access to the stairs which lead to the first floor and an open under stair storage space for coats and shoes. To finish the ground floor accommodation is a kitchen area which benefits from a set of French doors leading out to the rear garden, a range of wall and base units, and fitted appliances including oven, freezer, fridge, dishwasher and washing machine.

Heading upstairs to the first floor there are two good size double bedrooms and a family bathroom. Both bedrooms have ample space for storage which include free standing wardrobes and bedside draws. The Bathroom is a three piece suite and comprises a fitted bath and skylight. Outside the property is a private rear garden which has mainly been laid to lawn and further benefits from a wooden decking area, storage shed and right of way access at the rear of the garden.





## welcome to Bell Lane, NORTHCHURCH

- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- PRIVATE GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Offers in excess of  
**£425,000**

### Agent's Note:

The sale of this property is subject to grant of probate.  
Please seek an update from the branch with regards to the  
potential timeframes involved

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Property Reference:  
BKH102595-0004

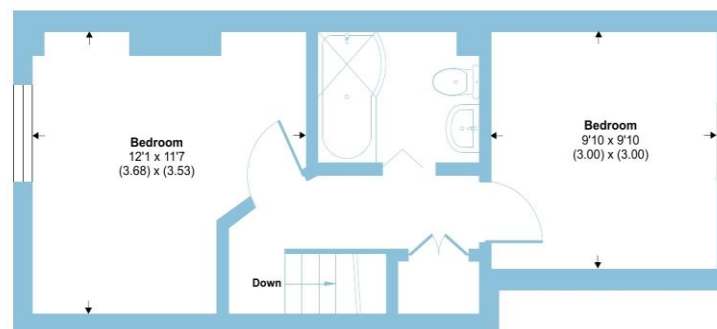
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

A fantastic two double bedroom character cottage situated in the heart of Northchurch. This property would be the perfect first time buyers home or buy to let property.

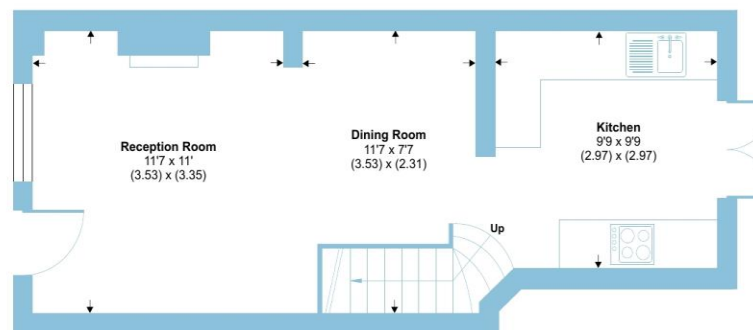
## Bell Lane, HP4

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1015131



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**01442 870444**



[berkhamsted@brownandmerry.co.uk](mailto:berkhamsted@brownandmerry.co.uk)



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



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