



Cross Oak Road, Berkhamsted HP4 3HZ



Rarely available, located moments from Berkhamsted High Street and only 0.7 miles from the mainline train station, this three bedroom property arranged over three floors benefits from a garage and private parking.

The spacious and well-arranged accommodation comprises a kitchen with integral appliances which leads through into a bright and open living/ dining room with a bay front window and double glazed French doors leading out to the rear garden. On the first floor there is a double bedroom and single bedroom which are both served by the main family bathroom. The second floor offers a generous double bedroom with additional space which would be ideal as an office space and also benefits from its own en-suite bathroom.

Externally the property has a private west facing rear garden and offers ample space for outdoor entertaining and alfresco dining. The garden also provides convenient access to private parking and a garage.





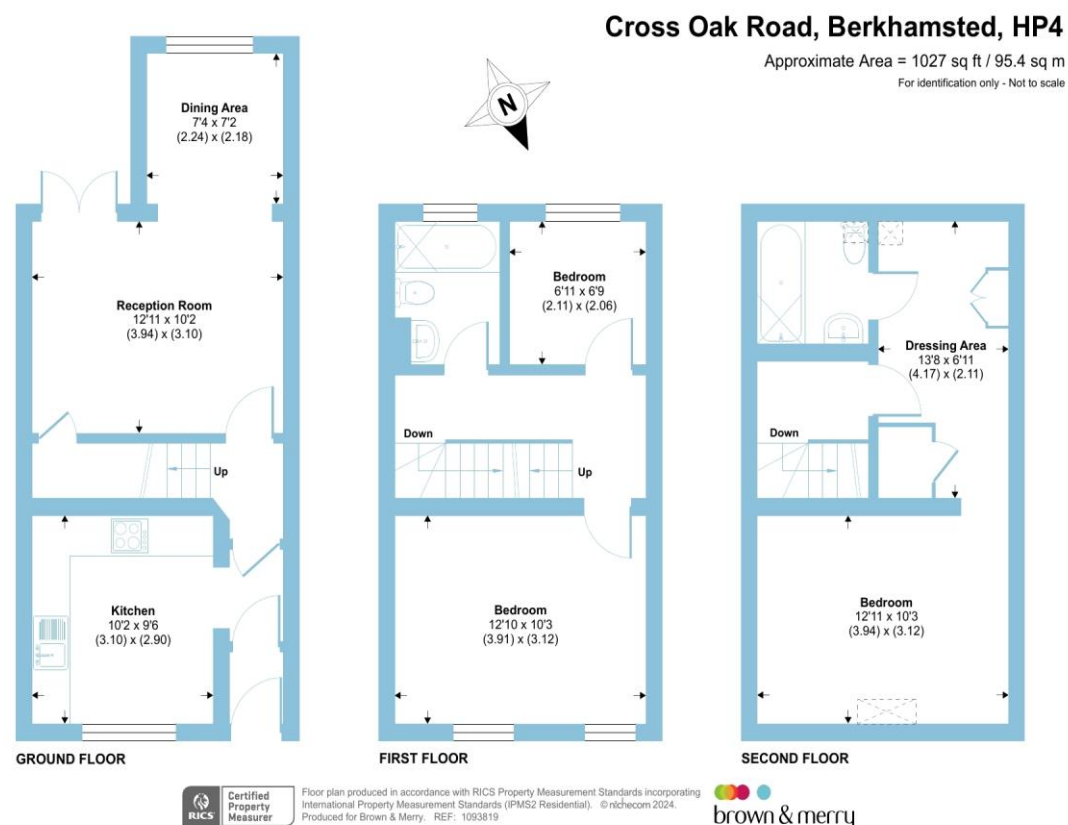
welcome to Cross Oak Road, Berkhamsted

- Townhouse
- Three Bedrooms
- En-Suite To Master Bedroom
- Lounge/Dining Room
- Well Presented Throughout
- Garage And Private Parking Space
- Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: C

Offers over
£715,000

Offered CHAIN FREE with parking and a garage, this spacious, well presented three bedroom town house is conveniently located for easy access to the High Street and Berkhamsted mainline train station.



check out more properties at [brownandmerry.co.uk](https://www.brownandmerry.co.uk)
see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH102727- 0002

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.



01442 870444



berkhamsted@brownandmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)