



**Birtchnell Close, Berkhamsted HP4 1FE**





Upon entrance to this well-presented property, you are welcomed by an entrance hallway that leads onto a large living room with patio French doors. The spacious modern kitchen/ diner offers a range of base and wall units to offer ample storage and integrated appliances. A downstairs cloakroom/W.C completes the ground floor accommodation. On the first floor you will find two double bedrooms and a single bedroom. Bedroom two benefits from its own en-suite shower room whilst the other bedrooms are served by the main family bathroom. Stairs rise to the 2nd floor where you will find a spacious master bedroom and en-suite benefited by eaves storage. Externally the property offers a lovely rear garden and rare double car port.





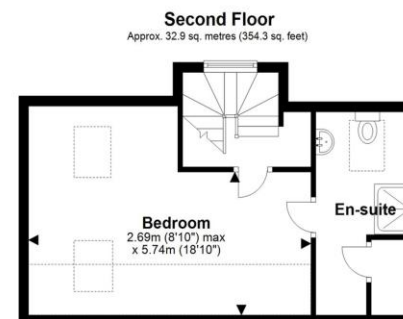
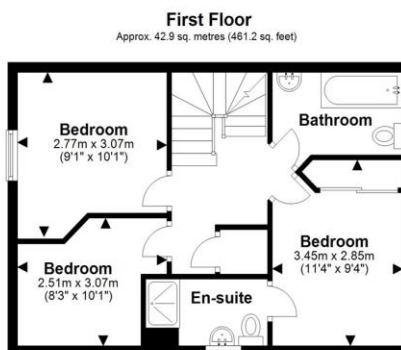


## welcome to Birtchnell Close, Berkhamsted

- Four Bedrooms
- Detached
- Double carport
- Kitchen/diner
- Downstairs W/C
- Central Berkhamsted location
- Three bathrooms

Tenure: Freehold EPC Rating: C

This beautifully presented four bedroom detached property is nestled within a quiet development close to Berkhamsted High Street and local amenities.



Total area: approx. 134.3 sq. metres (1445.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Offers over  
**£825,000**

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Property Reference:  
BKH102824- 0002

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