



**Emerton Garth, Northchurch Berkhamsted HP4 3XJ**





This rare corner plot, one bedroom bungalow offers the perfect blend of comfort and convenience. The bungalow boasts a bright, spacious living room with patio doors leading out to the patio garden area, offering a space to relax or entertain, with the kitchen offering plenty of storage. A large shower room and a spacious double bedroom complete the accommodation. Outside, there is a private patio and access to a communal garden, and the added benefit of a garage for additional storage. Nearby amenities include Tesco, Post Office, fish and chip shop and bakery. A regular bus service runs into Berkhamsted town centre and further afield. There is also a church, pub, and recreational parks nearby with exclusive access to the canals for walks.









**welcome to**  
**Emerton Garth,**  
**Northchurch Berkhamsted**

- One Bedroom Retirement Bungalow
- Garage
- Patio Area And Communal Gardens
- On Site Manager
- Tunstall Alarm Service

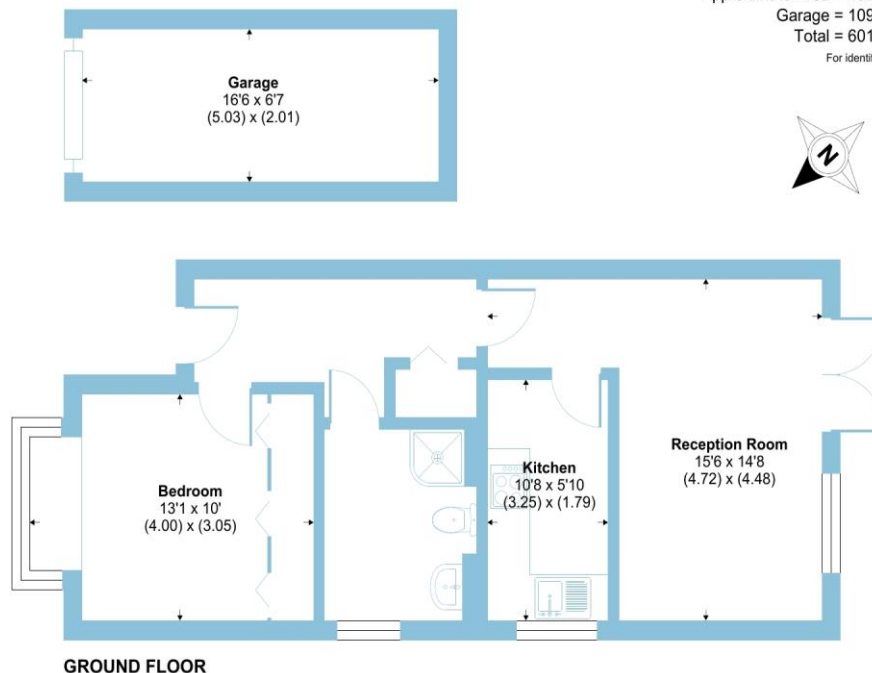
Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of  
**£250,000**

Nestled in the corner of a peaceful cul de sac within this desirable canal side retirement development in Northchurch, we present this charming one bedroom bungalow with a private patio area and garage.

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Approximate Area = 492 sq ft / 45.7 sq m  
Garage = 109 sq ft / 10.1 sq m  
Total = 601 sq ft / 55.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Merry. REF: 1331074

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**Property Reference:**  
BKH103108- 0002

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**01442 870444**



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



124 High Street, BERKHAMSTED,  
Hertfordshire, HP4 3AT



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