



Mortain Drive, Berkhamsted HP4 1JZ



The accommodation begins with a welcoming and generous entrance hall with a downstairs cloakroom, leading through to a bright and airy open-plan lounge and dining room. This impressive space is ideal for both everyday living and entertaining, with large patio doors perfectly framing the beautiful countryside outlook. The kitchen is a fantastic size, offering an abundance of storage, integrated appliances and ample worktop space. Further ground floor accommodation includes a spacious and versatile room currently arranged as a double bedroom, but equally well suited as a playroom, home office or additional reception room. Upstairs, the property offers three well-proportioned bedrooms along with a modern family bathroom finished to a high standard. Externally, the rear garden is a real highlight, featuring a decked patio area ideal for outdoor dining, steps leading down to a lawned garden, and the benefit of secure rear access. To the front of the property there is driveway parking. The location is ideal for families, being within walking distance of Bridgewater School and Berkhamsted mainline station, while also offering easy access to local amenities and countryside.





welcome to
Mortain Drive, Berkhamsted

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXCELLENT CONDITION
- STUNNING VIEWS
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

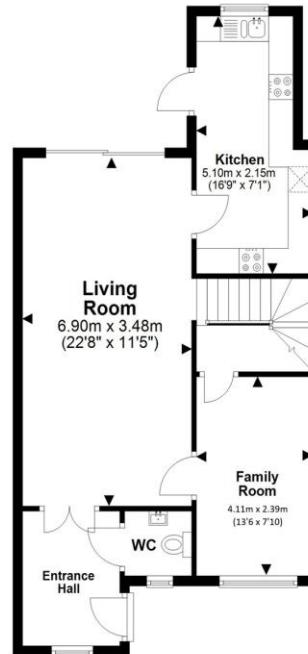
Council Tax Band: D

offers over

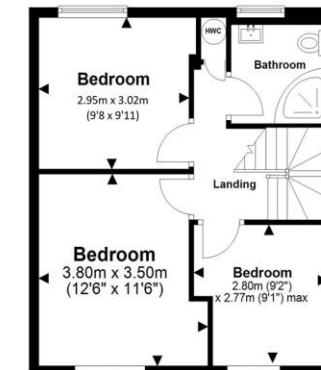
£600,000

This deceptively spacious and thoughtfully extended three/four-bedroom family home is presented in excellent condition throughout and enjoys stunning open views across the surrounding Berkhamsted countryside.

Ground Floor
Approx. 58.0 sq. metres (624.5 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 99.1 sq. metres (1066.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

check out more properties at brownandmerry.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
BKH101439- 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