



JON-PAUL BRAMPTON POWERED BY exp TM UK

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30 Merling Croft, Northchurch

Offers Over £550,000

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- Spacious Family Home set back from the road with ample driveway parking
- Generous Living Room featuring a gas fireplace and ideal for entertaining
- Converted Garage with front and rear access – perfect as a home office, gym, or guest room
- Pretty, Secure Rear Garden with patio area and garden shed
- Excellent Transport Links with Berkhamsted Station under 2 miles away – direct trains to London Euston
- No onward chain
- Conservatory Extension offering potential to upgrade or extend further
- Three Bedrooms & Family Bathroom – well-proportioned and lovingly maintained
- Desirable Northchurch Location near schools, shops, and scenic countryside
- Please quote JBC294 when enquiring through Rightmove, Zoopla or OnTheMarket





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Jon-Paul Brampton presents...Quietly located three bedroom family home in sought-after Northchurch, with potential to extend and excellent access to Berkhamsted and London.

Energy performance certificate (EPC)				
30 Marking Court Northchurch BERKHAMSTED HP4 3AB	Energy rating D	Valid until:	15 April 2025	
		Certificate number:	7905-6264-0023-2495-5453	
		Property type		Detached house
		Total floor area		70 square metres
Rules on letting this property				
Properties can be let if they have an energy rating from A to E.				
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlord-energy-efficiency-property-minimum-energy-efficiency-standard-landlord-guidance				