




JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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Silver Birches, Little Gaddesden, Berkhamsted HP4

Offers Over £1,300,000

5 3 2



- Over 4000 sq ft - Substantial internal space offering excellent flexibility for family
- Spacious Kitchen/Breakfast Room - Central hub of the home with scope to update and personalise
- Large Games Room - A characterful, flexible space suitable for a home cinema, playroom, garage or many other uses
- Extensive Gardening & Outdoor Buildings - Double and single garages, plus additional garden space for sheds, storage, or home-based business use.
- Versatile Layout - Ideal for multi-generational living or those looking to adapt rooms to suit their needs
- Generous Reception Spaces - large sitting room with French doors and a formal dining room
- Ground Floor Bedrooms - Including a ground-floor guest suite with garden access
- Master Bedroom - A generous and peaceful outdoor space with lawns, established borders, and an entertaining area
- Established to B29, and an entertaining area





Total floor area: 401.7 sq.m. (4,324 sq.ft.)

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](https://www.propertybox.io)

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Jon-Paul Brampton presents...Silver Birches, a generously proportioned and highly adaptable detached home, situated in the sought-after village of Little Gaddesden.

Energy performance certificate (EPC)			
Silver Birches Little Gaddesden BD23 8JST 10th EPC	Energy rating F	Valid until	23 July 2033
		Certificate number	2015-2825-6225-1114-5871
Property type		Detached bungalow	
Total floor area		266 square metres	
Rules on letting this property			
<div><div>!</div><div><h2>You may not be able to let this property</h2><p>This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-survey.</p><p>Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.</p></div></div>			