16 Bell Lane, Northchurch

£875,000

4 2 2

Located on Bell Lane, Northchurch, Berkhamsted this contemporary 4 bed detached property is the ideal family home and is presented in excellent order throughout.

The ground floor accommodation offers an entrance porch, downstairs cloakroom, leading to a study, large open plan living/dining and kitchen space with a separate utility room.

Upstairs there are 4 bedrooms and 2 bathrooms. The main bedroom has a beautiful walk-in en-suite shower.

Outside the property there is ample parking for multiple vehicles, an adjoining single garage along with a front lawn area with additional paving.

Accessed via bi-folding doors is a private, well maintained rear garden featuring a large wrap-around patio, outside bar and superb, individually designed gym which could also be used as an office space or den for the family.
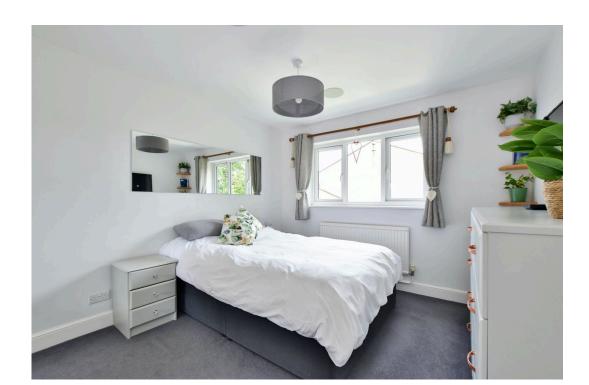
The property is one of just 2 properties sited in a private, quiet enclave, which is reached via a shared gravel driveway.

Bell Lane is sited approximately just 1 mile from the 'Destination Town' of Berkhamsted with it's transport links into Central London within 30 minutes.

There are a number of excellent schools in close proximity, including Berkhamsted Boys, Girls and Pre-Prep schools, Ashlyns and 3 good primary schools - all within walking distance of the property.

The Town offers a huge variety of restaurants, bars and cafes, along with local boutique shops and popular retail/food outlets.

In addition, Berkhamsted boasts the famous Grand Union Canal and the renowned 5000 acre National Trust Ashridge Estate, which is home to a number of historical buildings dating back to Norman and Tudor times.

Call now to book your viewing !

Ground Floor
Approx. 99.2 sq. metres (1067.9 sq. feet)

- Open Plan Living
  7.70m x 7.89m
  (25'3" x 25'3")
- Utility
- Study
  2.85m x 2.38m
  (9'4" x 7'10")
- WC

First Floor
Approx. 58.8 sq. metres (632.8 sq. feet)

- Bedroom 1
  3.53m x 3.18m
  (11'7" x 10'5")
- Bedroom 3
  3.60m x 2.38m
  (11'10" x 7'10")
- Bedroom 2
  2.72m x 4.18m
  (8'11" x 13'9")
- Bedroom 4
  3.31m x 2.38m
  (10'10" x 7'10")

Gym
5.97m x 3.19m
(19'7" x 10'6")

Bar

Garage
2.92m x 5.22m
(9'7" x 17'2")

Total area: approx. 158.0 sq. metres (1700.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE. The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - // My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

- 4 BED DETACHED HOME
- 2 BATHROOMS
- OPEN PLAN LIVING/DINING/ KITCHEN SPACE
- STUDY
- GARAGE
- OUTSIDE GYM/OFFICE
- WALKING DISTANCE TO LOCAL SHOPS/PUBS/ AMENITIES
- AMPLE PARKING
- CLOSE TO A NUMBER OF EXCELLENT SCHOOLS
- PLEASE QUOTE JR008 WHEN ENQUIRING