



4 Bedrooms



3 Bath/Shower Rooms



1 Reception Room



Private Double Carport



Laid to Lawn with Raised
Deck Area



EPC Band C

Council Tax
Band: E £2,716.44
April 24 / March 25
Local Authority
Dacorum Council



Birtchnell Close, Berkhamsted, HP4 1FE
Guide Price £800,000 Freehold

Birtchnell Close, Berkhamsted

This modern, four-bedroom detached house with a private double carport is located on a quiet cul-de-sac and just a five-minute walk to the M&S food hall and all the amenities on the High Street.

- Beautifully Presented Detached House
- Lounge with Dual Aspect Windows and French Doors onto the Garden
- Spacious Kitchen Diner
- Four Bedrooms, Two with Ensuite Shower Rooms
- Laid to Lawn Garden with Raised Deck
- Private Double Carport
- Located only a Five-Minute Walk to Berkhamsted High Street

Description

Ashtons are delighted to offer for sale this beautifully presented house, perfectly located close to all Berkhamsted has to offer but in a peaceful setting and with generous parking provision.

The house has been well maintained by the current owners and has a lounge with dual aspect windows and French doors leading to the garden. The spacious kitchen has all modern fittings and is a popular entertaining space for the family.

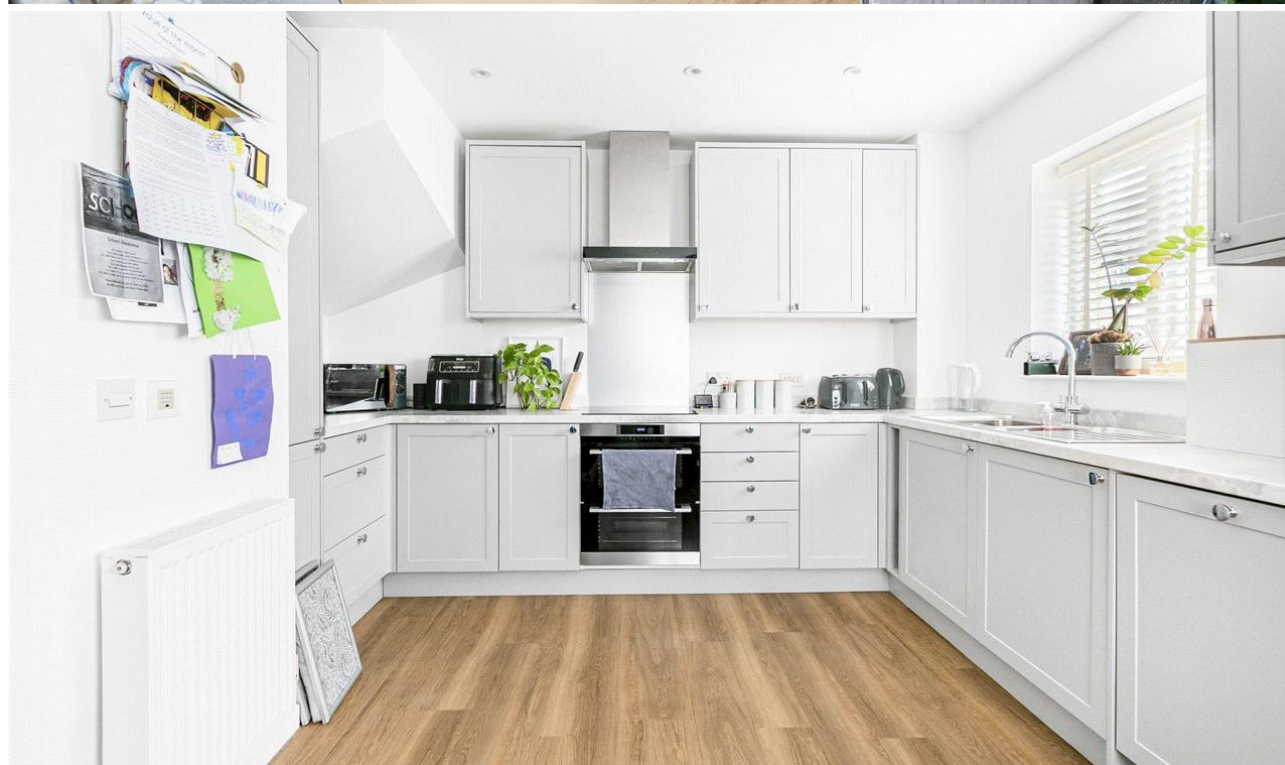
The first floor has two double bedrooms with an ensuite to bedroom one, a further single bedroom and there is a second 'family' bathroom. The second floor has an additional double bedroom and ensuite.

Outside the garden mainly laid to lawn and has a raised deck to the rear which the family use for alfresco dining in the warmer months! The double car port offers access to a useful storeroom for bikes, garden equipment etc. There is road maintenance charge of £75 twice a year.

We highly recommend booking a viewing to appreciate all this wonderful house has to offer.

Location

Berkhamsted is a historic market town in the Chilterns countryside, with great amenities including shopping, sports, and education. Commuters benefit from the A41 bypass connecting to the M1 and M25, and a mainline station providing fast and frequent trains to London (Euston). It offers a blend of history, convenience, and natural beauty.

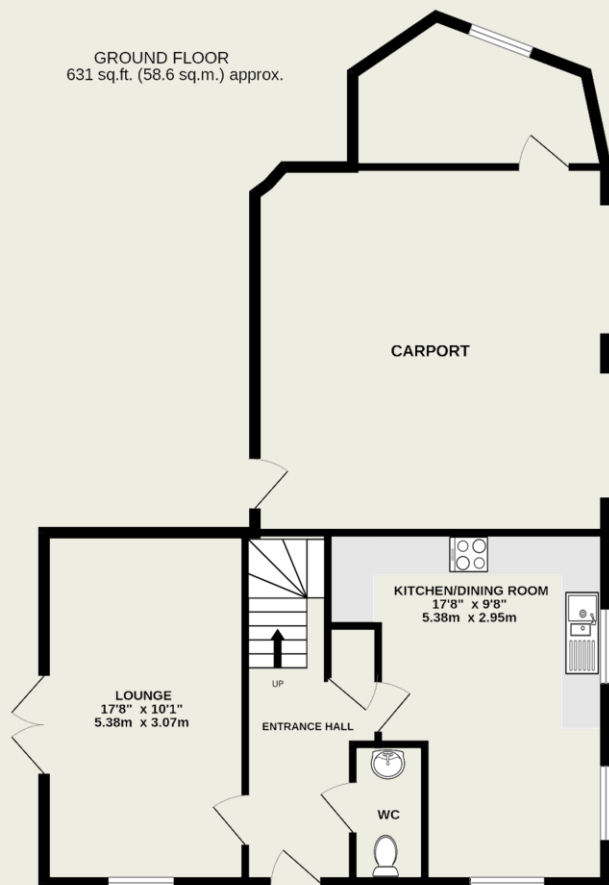




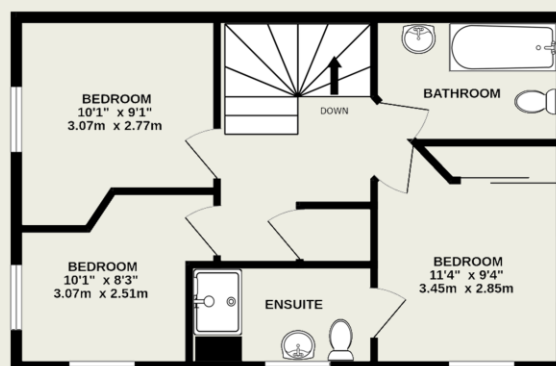
Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

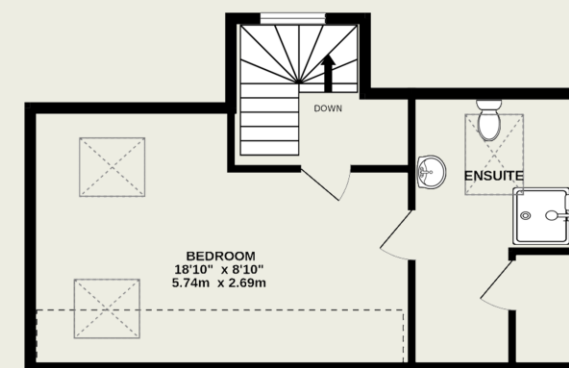
GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 sq.m.) approx.

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