



4 Bedrooms



3 Bath/Shower Room + WC



1 Reception Room



Garage & Driveway



Private Garden



EPC Band c

Council Tax

Band F  
- £3,327.92

Local Authority  
Dacorum Borough Council

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Cowslip Meadow, Berkhamsted, HP4 1FN  
Guide Price £895,000. Freehold



## Cowslip Meadow, Berkhamsted, HP4 1FN

A spacious, modern and beautifully presented four bedroom town house, located on an exclusive, private road within walking distance of excellent schools, the train station and town centre.

🏡 Beautifully Presented Town House on an Exclusive Development

🏡 Recently Refurbished

🏡 Modern Open-Plan Living / Kitchen / Dining Room

🏡 Four Bedrooms, Two with Ensuites

🏡 Spacious Principal Bedroom with Large Walk-in Wardrobe

🏡 Laid-to-lawn Garden with Patio Area

🏡 Within Walking Distance of the Town Centre

### Description

This fabulous house has been recently refurbished by the current owner so now boasts a Lutron lighting system, Heatmiser smart thermostatic controls, underfloor heating to the lower ground floor and a water softener. The house is close to popular schools and the Ashridge Estate with outstanding walks close by. It is located on a quiet, private cul-de-sac.

The house has open plan living on the lower ground floor with a great sized living room with French doors to the garden. This is open to a modern, shaker style kitchen which has a fitted oven, microwave and a wine-cooler fridge. This is open to the dining area with its own French doors to the rear patio. Separately the utility room has a worktop with storage cupboard and a sink. There is also a useful cloakroom with w/c on the lower ground floor.

The spacious principal bedroom has a large walk-in wardrobe with a window and there is an ensuite shower room. Bedrooms two three and four are on the first floor, are all double-sized rooms, two have fitted wardrobes with bedroom two also enjoying the use of an ensuite and there is a sumptuous family bathroom.

The rear garden is low-maintenance and has a paved patio, a lawn with stairs down to an area with a storage shed. There is a single garage for a vehicle or a very convenient storage room for bikes etc.

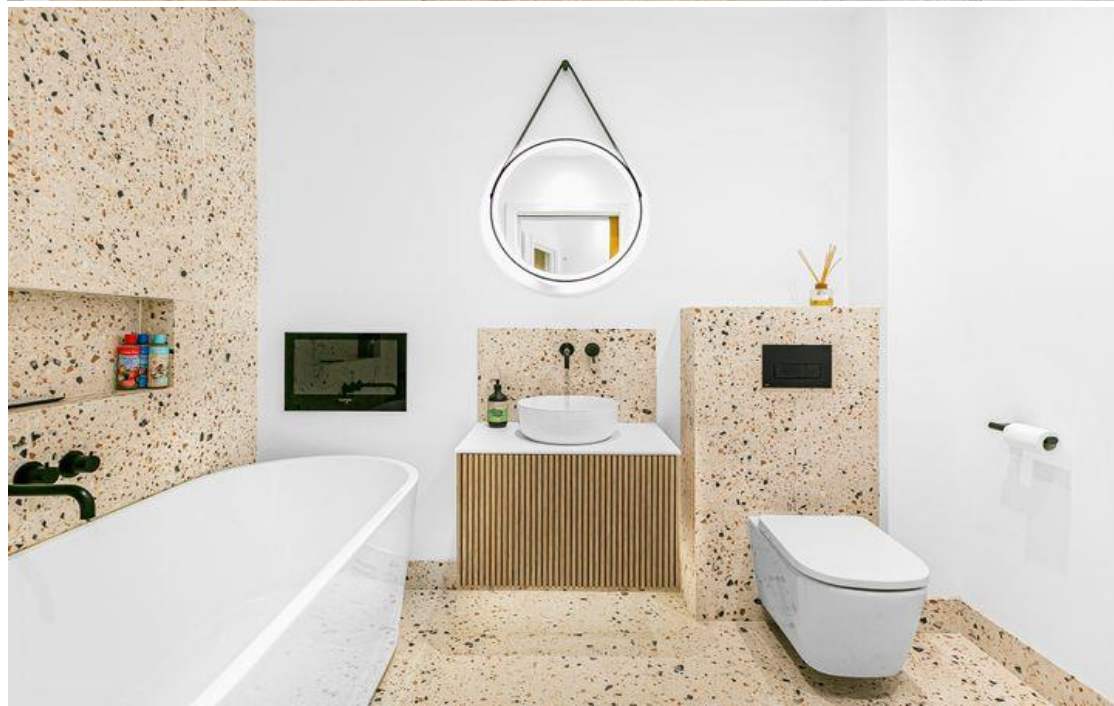
### Location

Berkhamsted is a highly desirable town for commuters and families, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston.

There is a superb range of shops, restaurants and leisure facilities in the area.







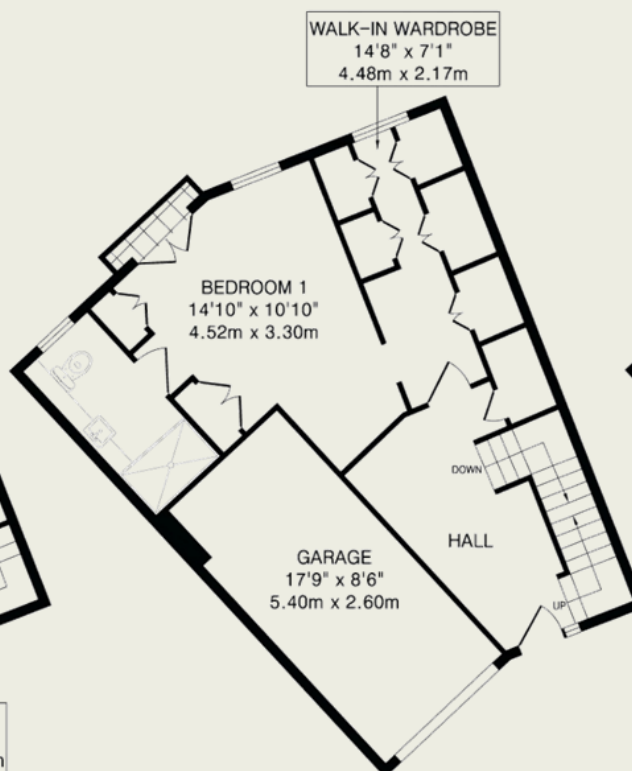
#### Important Information

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Lower Ground Floor  
616 sq.ft.(57.0 sq.m)approx.



Ground Floor  
616 sq.ft.(57.0 sq.m)approx.



First Floor  
616 sq.ft.(57.0 sq.m)approx.

TOTAL FLOOR AREA: 1848 sq.ft.(171.0 sq.m)approx.  
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