



Main Road South, Berkhamsted, HP4 1QX
Asking price £425,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A rarely available, well proportioned, two bedroom bungalow situated in the picturesque village of Dagnall. The layout currently comprises an entrance hallway, spacious 16FT living/dining room, kitchen, conservatory, two double bedrooms and a shower room. Externally the property further benefits from a 22FT garage, front garden area and a well maintained rear/side garden. Contact Sole appointed selling agents Sears & Co to arrange a viewing. Council tax band E.

Entry Door

Entrance Hallway

Built in foot mat. Radiator. Airing cupboard. Access to the loft. Access to the living room, kitchen, shower room and two bedrooms.

Living/Dining Room

Double glazed window. Radiator. Fire place.

Kitchen

Double glazed window. Door to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated one and a half oven. Electric hob and extractor over. Space for a low level fridge, dishwasher and washing machine. Electric boiler. Radiator. Recessed down lighting. Wood effect flooring. Tiled walls. Opening leading to the conservatory.

Conservatory

Part brick part UPVC construction. Double glazed doors opening to the garden. Radiator. Built in foot mat.

Bedroom

Double glazed window. Radiator. Fitted with a range of built in bedroom furniture.

Bedroom

Double glazed window. Radiator. Fitted bedroom furniture.

Shower Room

Double glazed window. Fitted with a three piece suite to include a shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Radiator. Tiled walls. Recessed down lighting.

To The Front

An area of frontage directly in front of the garage laid with tarmac and a further area of mature front garden. Pathway leading to the side of the property and toward the entry door.

To The Rear/Side

Access to the entry door. Gardens to the rear and side of the property enclosed primarily by timber panel fencing and arranged with areas of patio and lawn with mature planted borders. Two shed units. Outside tap. Access to the garage via a courtesy door.

Garage

Accessed via a courtesy door from the garden and an electric garage door from the front. Glazed window. Power & lighting.



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Ground Floor

Approx. 96.6 sq. metres (1039.9 sq. feet)



Total area: approx. 96.6 sq. metres (1039.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	32 F	
1-20	G		

