



 3
Bedrooms

 1
Bathroom

 2
Receptions





- Akeman Residential
- Walking distance to local schools and shops
- Cul-de-sac location
- Beautiful, open-plan kitchen/living/dining area
- Off road parking
- Converted garage

This immaculate home is found tucked away in a quiet cul-de-sac, within walking distance to local schools, shops and amenities.

The ground floor accommodation consists of an entrance hall, wc cloakroom, open-plan kitchen/living/dining area. The kitchen has ample cupboard space as well as integrated appliances and the lounge/dining area provides a versatile space which offers access to the rear garden. The garage has been converted which has access via the front & rear and can be used as many things such as a home office, gym, studio etc. On the first floor you will find three generous size bedrooms with one benefitting from built in wardrobes, then the modern family bathroom fitted with bath & shower. Externally this home offers off road parking for multiple cars and a private rear garden with patio area.

Location

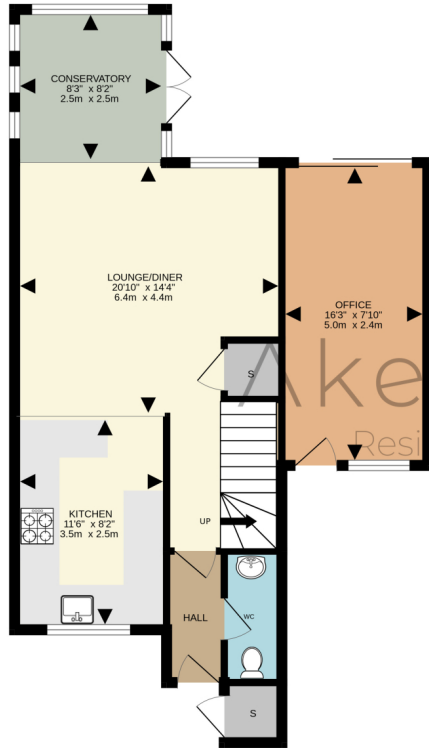
Northchurch is a popular residential area located approximately two miles from Berkhamsted town centre and the train station. Although the main shops are in Berkhamsted, Northchurch is also well catered for. There is a convenient Tesco Express, Post Office, fish and chip shop, bakery and coffee shop nearby.

Nearby Berkhamsted is highly desirable for commuters, with excellent transport links by road and rail. The mainline train station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

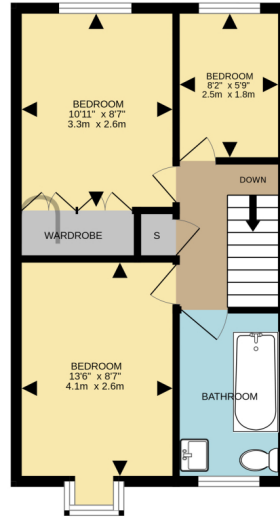
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GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.




1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metretek (2024)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Northchurch, Berkhamsted, HP4



Tel : 01442 974754
Email : hello@akeman-residential.co.uk
Address : 3 Claridge Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AF

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