



## Covert Road

Northchurch, Berkhamsted, Hertfordshire HP4 3RS





## Two bedroom bungalow with beautiful gardens.

Situated in a sought-after location, a short walk from local shops and facilities, this attractive two bedroom bungalow offers 730 square feet of well-planned living space, together with a lovely, tranquil setting.

The spacious sitting room spans the whole depth of the bungalow, providing ample room for a separate dining area that overlooks the charming garden. Adjacent to this is the modern fitted kitchen, equipped with space for a washing machine, dishwasher, and an undercounter fridge/freezer.

Both bedrooms are generous doubles, and both have fitted wardrobes. The bathroom is between the two bedrooms.

Externally, a 16 ft garage offers excellent car storage or the potential for a workshop, while a summerhouse, tucked away just behind, provides an additional retreat. The garden is thoughtfully designed for low maintenance, featuring a selection of delightful flowers and shrubs, creating a serene space to relax and enjoy. The front garden is equally as attractive, with enough space to park a couple of family-sized vehicles.

**Guide price:** £550,000  
**Tenure:** Freehold





There is also excellent potential to extend the bungalow, either by expanding across the rear or through a loft conversion to create a second floor, offering further versatility and additional living space..

## Location

Northchurch is a popular residential area located approximately a mile and a half from Berkhamsted town centre and two miles from 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..

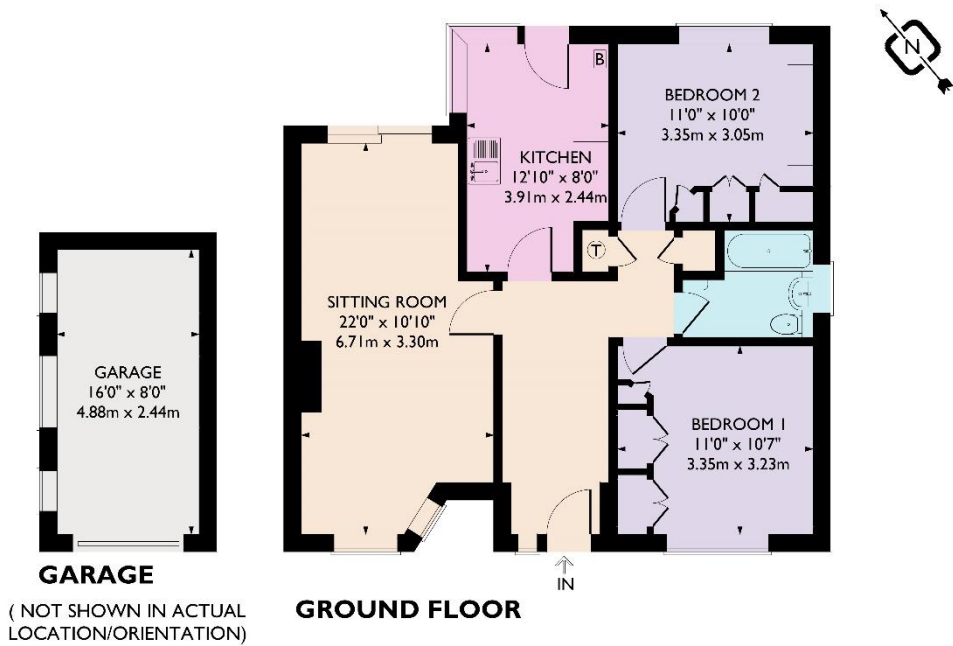


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APPROXIMATE GROSS INTERNAL AREA = 730 SQ FT / 68 SQ M  
 GARAGE = 128 SQ FT / 12 SQ M  
 TOTAL = 858 SQ FT / 80 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: D

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