



## Alma Court

Alma Road, Northchurch, Berkhamsted, Hertfordshire HP4 3RF



## Modern, refined and beautifully stylish.

Glorious natural light and soft, refined tones fill this calm, considered three bedroom home.

Beautifully modern and meticulously cared for, style and comfort span its 936 square feet, while its pretty garden, garage and driveway complete the picture.

The ground floor includes a surprisingly spacious hallway, with a modern cloakroom just off. To the rear of the house, the generous, light-filled sitting room has access out to the garden, while the kitchen is both crisp and contemporary, featuring elegant floor and wall storage cupboards, an integrated oven and grill, and a sleek gas hob.

Up on the first floor, three well-proportioned bedrooms await, with the principal bedroom and second bedroom benefiting from built-in wardrobes offering ample storage space. A luxurious bathroom completes upstairs.

Outside, the rear garden, primarily laid to lawn, is enhanced by a delightful patio area directly accessible from the sitting room, ideal for outdoor relaxation during the warmer months.

**Offers Over: £575,000**  
**Tenure: Freehold**



At the front of the property, there is driveway parking, along with the added benefit of an integral garage, perfect for storage or accommodating an additional vehicle.

## 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..

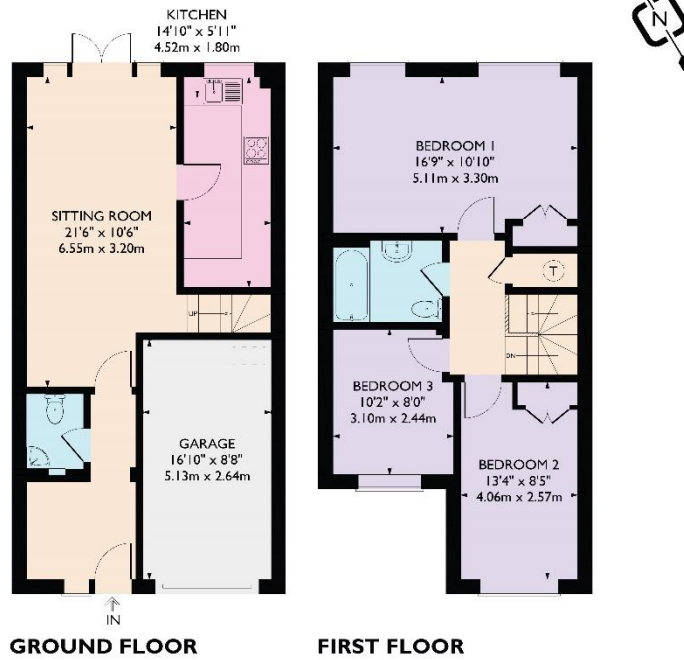


## Every home tells a story

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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 936 SQ FT / 87 SQ M  
 GARAGE = 144 SQ FT / 13 SQ M  
 TOTAL = 1080 SQ FT / 100 SQ M



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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) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band: D

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