



Granville Road

Northchurch, Berkhamsted, Hertfordshire HP4 3RN



Traditional family home with a garden full of surprises.

Set well back from the road and elevated on the bank, this three-bedroom family home offers superb accommodation, beautifully styled throughout.

The ground floor has been extended to the rear to create two distinct reception areas: a light-filled sitting room and a spacious dining room. At the rear, the modern kitchen overlooks the garden, creating a seamless connection between indoor and outdoor living. A contemporary bathroom and a separate second WC complete the ground floor. Original features, such as stripped wooden doors and an open fireplace in the sitting room, add character and warmth to the property.

Upstairs, the three generous bedrooms offer a real sense of space. Two rooms look out over the rear garden, while the third enjoys elevated views across the town.

Outside, the rear garden extends to approximately 95ft in length and faces south-west, ensuring sunlight throughout the day.

Guide price: £495,000
Tenure: Freehold



Wonderfully mature and bursting with colour, the carefully tiered space includes areas of lawn and a large patio, and is fully enclosed to provide privacy and a peaceful environment. At the far end, there is an added bonus with a stylish garden office which offers much versatility as a gym, studio, or simply additional flexible space for a growing family.

Located in Northchurch, just over a mile from the centre of Berkhamsted, the property offers an ideal balance of convenience and tranquillity. With further potential for expansion (subject to the necessary planning consents), it also provides exciting scope for future growth..

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).

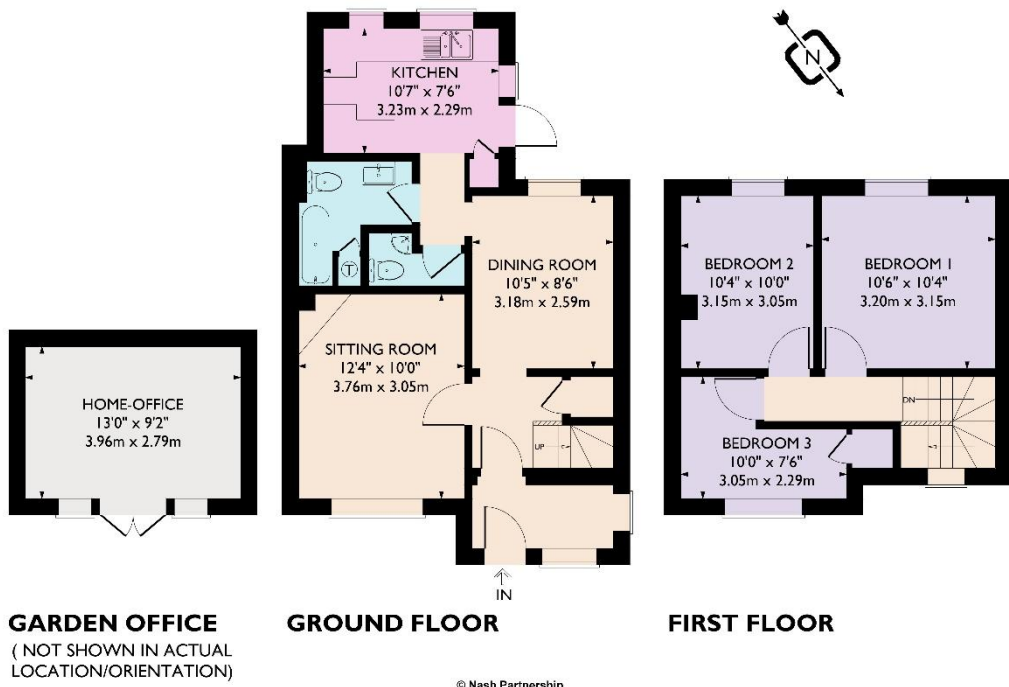


Every home tells a story

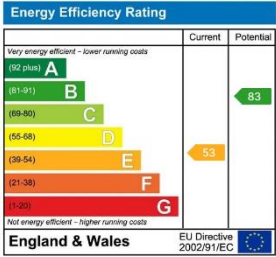
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APPROXIMATE GROSS INTERNAL AREA = 812 SQ FT / 75 SQ M
GARDEN OFFICE = 119 SQ FT / 11 SQ M
TOTAL = 931 SQ FT / 86 SQ M



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.



Council Tax Band: C

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