



Bell Lane

Northchurch, Berkhamsted, Hertfordshire HP4 3RD



Cottage charm, beautifully tucked away.

Set along a pretty pathway, within a small terrace in an unspoilt corner of town, this charming two bedroom cottage offers a wonderful blend of character and practicality. Located just a short walk from the canal, local shops and schools, and within a short drive of Berkhamsted town centre, this attractive property combines quiet living with the convenience of having superb amenities within easy reach.

On entry, this pretty cottage immediately feels light and spacious, with a warm and welcoming atmosphere. The sitting room, with its attractive fireplace, offers a cosy yet elegant space. The kitchen, generously proportioned and beautifully appointed with modern cabinetry, provides plenty of room for a dining table, making it ideal for both day-to-day living and entertaining.

Upstairs, the two well-sized double bedrooms offer comfort and tranquillity, one with the added benefit of built-in wardrobes. The bathroom is contemporary and thoughtfully designed, offering a clean, modern aesthetic.

Guide price: £425,000
Tenure: Freehold



Outside, the low-maintenance decked garden provides a perfect outdoor retreat, ideal for relaxing or entertaining in style.

This lovely home is offered for sale with no upper chain..



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..

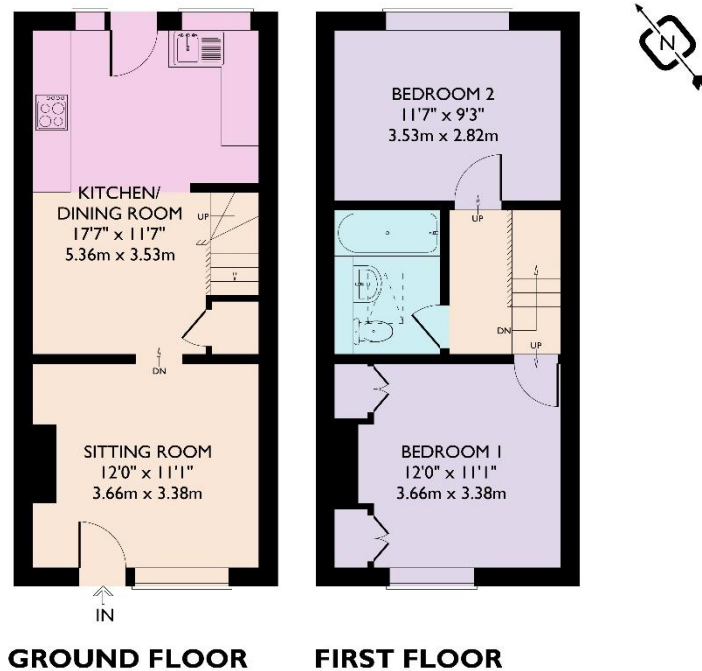


Every home tells a story

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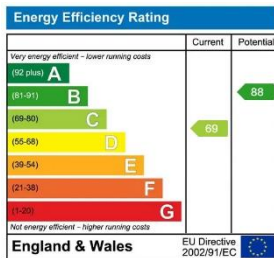
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 700 SQ FT / 65 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.



Council Tax Band: D

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