

shepherds

A better home  
moving experience



22 Church Road

Little Berkhamsted, SG13 8LY

Price Guide £900,000



## 22 Church Road

Little Berkhamsted, SG13 8LY

**SOLD BY SHEPHERDS-** Nestled at the heart of a sought-after village to the south of Hertford, this beautifully improved four-bedroom semi-detached home offers an exceptional blend of modern living and timeless charm. Lovingly enhanced by the current owners, this property is a true gem, perfect for families seeking a tranquil yet convenient lifestyle.

Step inside to discover a spacious living/dining room, ideal for both relaxed family gatherings and entertaining guests. The modern refitted kitchen, complete with a separate utility area, is a chef's dream, boasting sleek finishes and ample storage. A contemporary style modern bathroom and an additional shower room on the first floor ensure convenience for all, while a downstairs cloakroom adds a further touch of practicality.

The allure of this home extends beyond its interiors. The attractive west facing garden to the rear is a private oasis, perfect for outdoor relaxation and al fresco dining. The outside bar and seating area create an inviting space for summer soirées, while the studio/summerhouse in the garden offers versatile usage options, be it a home office, gym, or creative retreat.

Practicality meets style with a large single garage and driveway, providing ample off-street parking, with this property located at the convenient centre of this highly desirable village, enjoying the best of both worlds – a peaceful setting with ready access to local amenities to include the local convenience store. Don't miss the opportunity to make this charming semi-detached house your forever home.

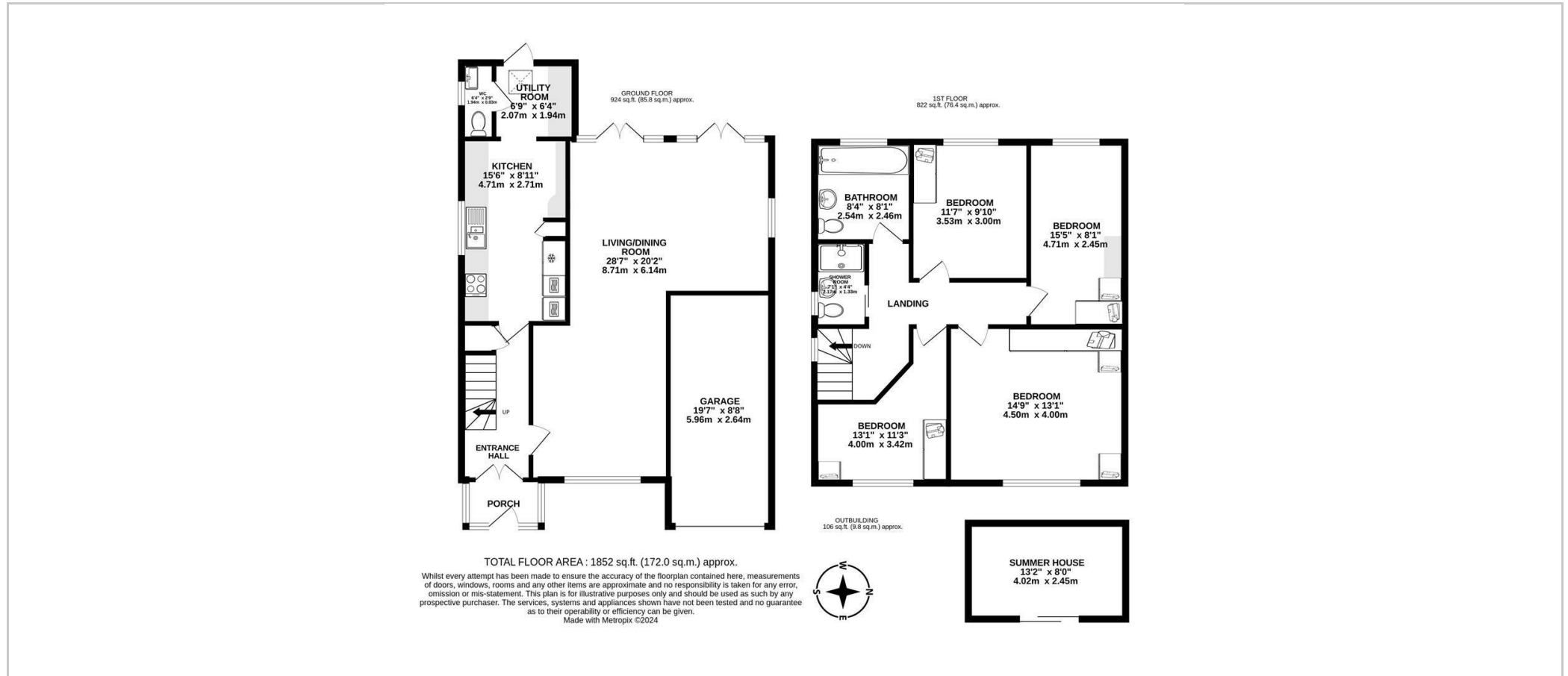




- Four bedroom semi-detached house
- Sought after village location
- Spacious 28' x 20' open plan living/dining room
- Modern refitted kitchen with utility room
- Family bathroom plus further shower room
- Downstairs cloakroom
- Attractively present garden to rear in excess of 80'
- Outside bar and covered seating area
- Studio/Summerhouse offering flexible use
- Garage and driveway



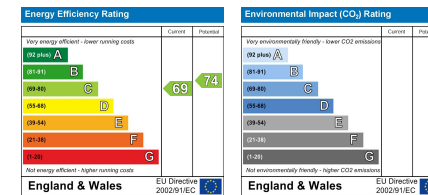
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk