



Coombe Gardens
Berkhamsted

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Offers In Excess Of £900,000

porch | entrance hall | living room | kitchen/dining room | conservatory | cloaks/WC | first floor landing | master bedroom with ensuite | three further double bedrooms | family bathroom | rear garden | detached home office & garage | double driveway parking

A beautifully presented four bedroom detached family home offering generous reception space, detached office and garage, conveniently situated within a no through road providing easy access to the High Street, schools and mainline station.

The enclosed entrance porch leads to the hallway and refitted cloaks/WC. The outstanding 23' living room is a true feature of the home with lovely fireplace (currently gas) and chimney and flue for a stove or open fire. There are patio doors to the rear and doors to a conservatory perfect for a playroom or similar.

The luxury kitchen with granite work surfaces, LED lighting and a tiled floor has underfloor heating and opens to a dining area. The property was extended to create seating space and the useful utility room.

On the first floor all rooms are beautifully presented to include an impressive family bathroom with shower and the stunning main bedroom features a stylish refitted ensuite bathroom.

Outside the garden is a delight offering a large patio, further decked area ideal for outdoor entertaining with power and lighting and colourful well stocked beds to surround. In addition there is a newly constructed brick built home office and garage with gated rear access, power and light.

The stylish insulated office comes complete with CAT 6 cables for fast networking.

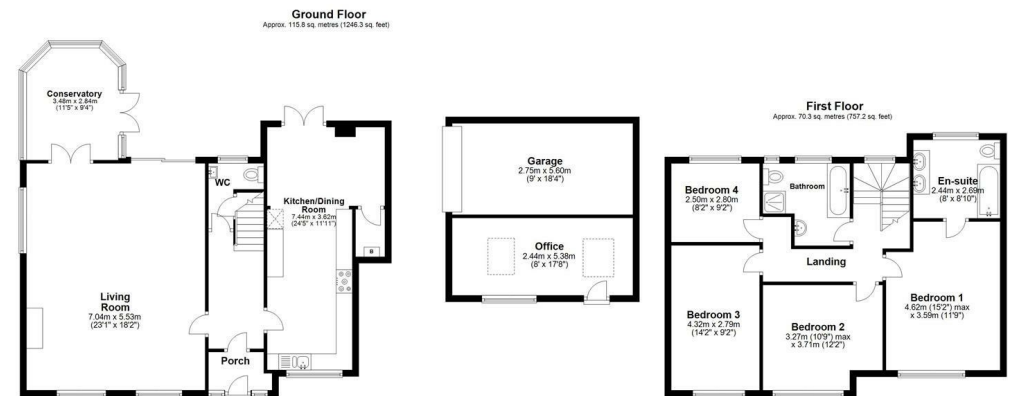
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Situation

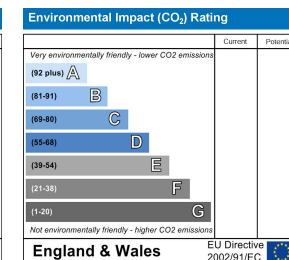
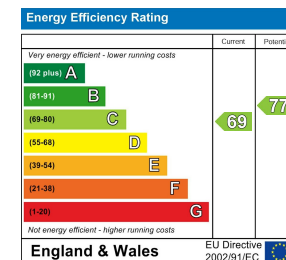
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and education facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25 whilst the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Total area: approx. 186.1 sq. metres (2003.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using Planity



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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

