



Verney Close  
Berkhamsted

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## Offers In Excess Of £475,000

entrance hall | kitchen | dining room | living room | first floor landing | family bathroom | loft room | garden room | front, side & rear gardens

Situated in a popular residential area this two bedroom semi detached home benefits from upgraded accommodation and a large southerly aspect garden, and further offers potential for development (STPP).

An entrance hall leads through to the kitchen at the rear, where contemporary cabinetry comes with integrated double oven and gas hob. A wide arch opens through to the dining room, which includes a brick feature wall and french doors opening onto the terrace. The living room benefits from a wood burning stove and useful built-in storage.

The first floor is comprised of two double bedrooms plus a modern family bathroom. A large loft room provides useful additional space.

Outside, generous gardens to the front, side and rear include paved, lawned and gravelled areas. An attractive timber garden room, with light and power, offers extra accommodation.

### VENDOR'S NOTES

1. The vendor advises that vehicular access to the rear via Ridgeway has been in regular use for 25 years.
2. There is lapsed planning consent for a separate two-bed dwelling.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band C (Dacorum).

### Situation

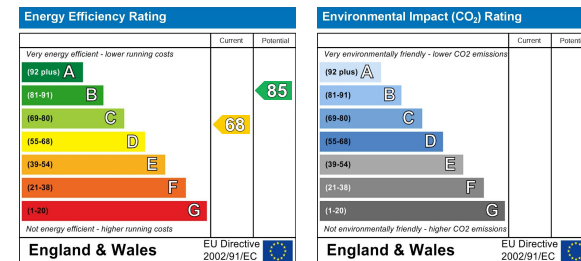
Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London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

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Total area: approx. 107.7 sq. metres (1159.1 sq. feet)

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



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